



2019 Action Plan
06/01/19

City of West Lafayette
2019 Action Plan
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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

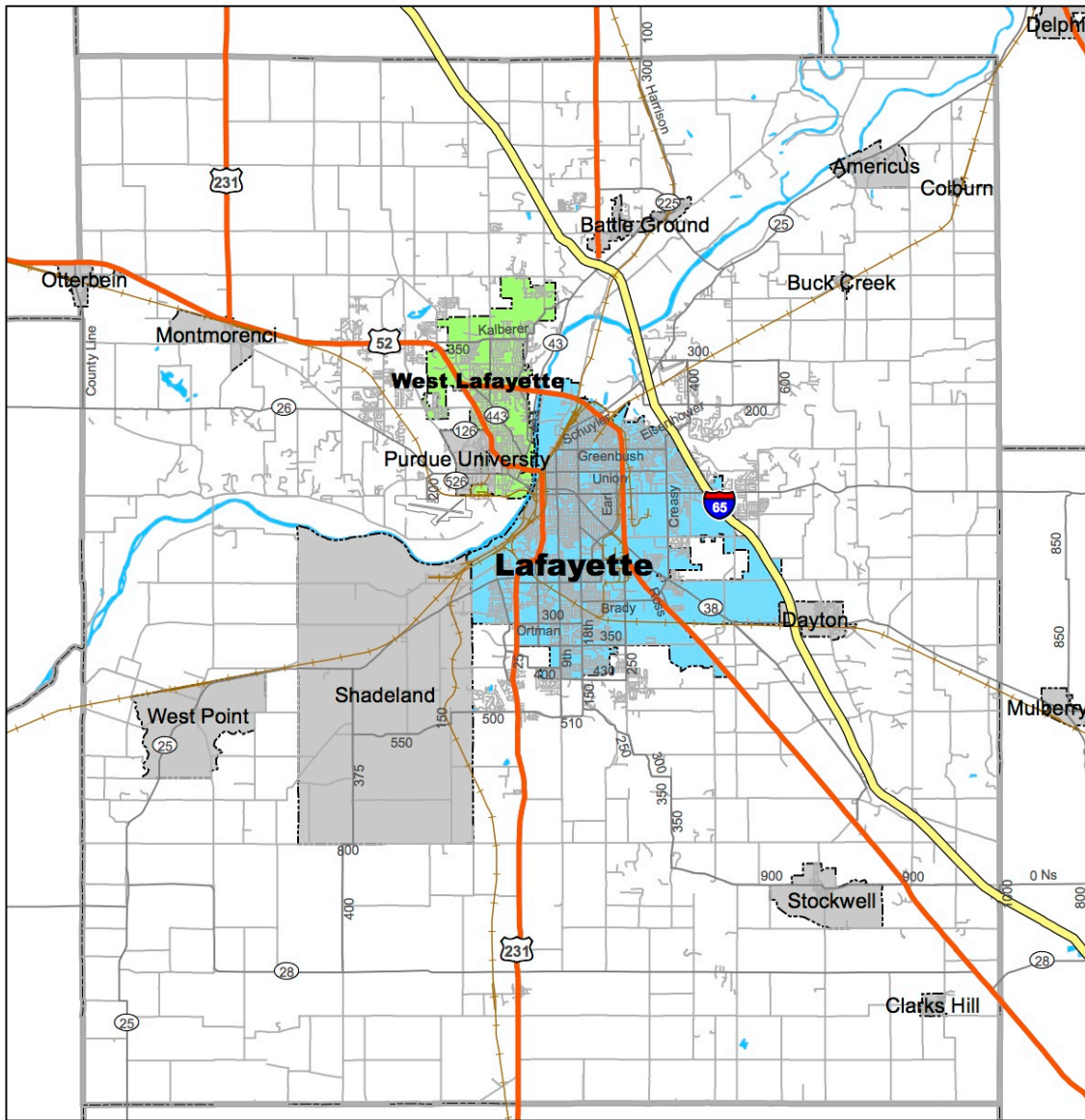
The City of Lafayette is the County Seat for Tippecanoe County, Indiana and is accessible via Interstate 65, northwest of Indianapolis. The City of Lafayette is designated by the U.S. Department of Housing and Urban Development (HUD) as an entitlement community. The U.S. Department of Housing and Urban Development (HUD) awards Community Development Block Grant (CDBG) funds to “Entitlement Communities” across the United States. Awards are based on formula calculations including factors such as the population of the community, pre-1940’s housing stock, growth and decline.

The City of Lafayette receives an annual allocation of Community Development Block Grant funding (CDBG). The unincorporated areas of Tippecanoe County, the Town of Battle Ground, Lafayette and West Lafayette have formed a consortium to share the allocation of HOME dollars. This grouping of leaders is called the Lafayette Housing Consortium. The written agreement for the Lafayette Housing Consortium renews automatically every three years. The current agreement approved by the Consortium on March 21, 2017 and accepted by HUD in May 2017, covers Federal Fiscal Years 2018, 2019, and 2020. As the lead agency of the Lafayette Housing Consortium, the City of Lafayette also receives and administers HOME Investment Partnerships Program funds (HOME).

The City of Lafayette expects to receive \$653,804 of CDBG funding and \$777,073 of HOME funding in program year 2019. Staff at the Lafayette Housing Authority is responsible for the implementation and administration of the CDBG and HOME funds at the behest of the City of Lafayette and the Lafayette Housing Consortium.

To receive funding each year, the City of Lafayette, in conjunction with the City of West Lafayette and the Lafayette Housing Consortium, must complete a five- year Consolidated Plan. The Consolidated Plan is an assessment of the needs in the community relating to housing, public services, public facilities and infrastructure. The Consolidated Plan outlines priorities and goals to address those needs found in the assessment. Each year the City of Lafayette writes an Action Plan outlining specific projects and funding resources that will be used to meet the priorities and goals. At the end of each year, the City of Lafayette must write a Consolidated Annual Performance and Evaluation Report (CAPER) to report the progress towards each of the Consolidated Plan goals. These three documents enable the public, elected officials and HUD to understand the needs in the community, provide input, and measure progress and investment in the community.

This document is the fifth and final Action Plan of the 2015 - 2019 Consolidated Plan, covering the program year 2019. The program year will begin on July 1st of each year and end on June 30th. The fifth year of this Consolidated Plan will begin July 1, 2019 and end June 30, 2020.



TIPPECANOE COUNTY METROPOLITAN BASE MAP



0 1 2 4 6 8
Miles

Map of the City of Lafayette and Surrounding Areas

Annual Action Plan
2019

3

2. Summarize the objectives and outcomes identified in the Plan

The City of Lafayette has a lot of opportunities to develop with the growing economy, prime location between Chicago and Indianapolis, and close proximity to Purdue University. The primary objective will be to create a sustainable community for the residents through affordable housing development and accessibility improvements to public facilities and infrastructure. The specific priorities outlined in the 2015-2019 Consolidated Plan include:

1. **Creation of Suitable Communities**—Suitable communities have quality public facilities and infrastructure, accessible to all residents.
2. **Improve Access to Affordable Housing** – Affordable housing is necessary for all members of the community, including the working poor and those at-risk of homelessness. Buildings shall be of quality design, blend with surrounding neighborhood and have accessible features for people living with disabilities.
3. **Strong Social Services** - Support services for those at-risk of homelessness or living at the poverty level or that help families meet daily living needs. Strong support services and networks are necessary to keep the variety of services needed for a household's daily needs.
4. **Remove Slum and Blight** – Vacant and abandoned properties reduce the value of neighboring properties and are hazards to the safety of the community. A priority to remove blighted structures and secure abandoned structures that could be renovated will alleviate safety concerns for citizens in the community.
5. **Improve Coordination and Advocate for Fair Housing** -Will further fair housing efforts in the community and educate the public about fair and affordable housing. Efforts to coordinate with the City of West Lafayette as well as other private/public partnerships to improve services in the community also fall under this initiative.

All projects funded through the 2019 Action Plan will meet one of the above priorities.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This is the fourth year of the 2015 – 2019 Consolidated Plan. Many of the projects outlined in the 2018 Action Plan, approved in May 2018, are still underway. Table 1 lists the accomplishments by the end of the 2017 fiscal year for the City of Lafayette.

Funding, developing and providing affordable housing continue to be the primary challenge within the City of Lafayette. Some of the challenges to developing affordable housing include 1) negotiating the historic preservation regulations and federal funding requirements, 2) finding financial capital to land bank properties currently being purchased by private developers and 3) selecting contractors willing to

work through federal regulatory requirements. These factors have prevented local Community Housing and Development Organizations and other affordable housing developers from successfully constructing or renovating affordable housing on a larger scale than one or two homes per year.

Goal	Indicator/Unit of Measure	Percent of Five-Year Goal Complete
Increase Affordable Rental Housing	Rental units constructed	90%
Increase Affordable Rental Housing	Rental units rehabilitated	240%
Increase Affordable Rental Housing	Tenant-based rental assistance / Rapid Rehousing	62.67%
Fund Homeless Services	Public service activities benefiting Low to Moderate Income Individuals	187.97%
Fund Homeless Services	Provide Overnight Shelter	2075%
Homeownership Creation	Homeowner Housing Added	48%
Homeownership Creation	Homeowner Housing Rehabilitated	60%
Homeownership Creation	Direct Financial Assistance to Homebuyers	0%
Homeownership Stabilization	Homeowner Housing Rehabilitated	217.50%
Fair Housing and Admin	Other	100%
Historic Preservation	Housing Code Enforcement/Foreclosed Property Care	33.33%
Reduce Poverty through Public Services	Public service activities other than Low/Moderate Income Housing Benefit	30.10%
Public Facilities	Persons Assisted	3293.50%
Clearance and Removal of Unsafe Structures	Buildings demolished	20.00%

Table 1 - Accomplishments by Goal in First Three Years of 2015-2019 Consolidated Plan

4. Summary of Citizen Participation Process and consultation process

The City of Lafayette held five public meetings in the first quarter of 2019. The first public meeting was held on January 16, 2019. The meeting was an opportunity for potential applicants to ask questions about the funding applications and receive technical assistance. The second meeting, held on March 20, 2019 announced the funding recommendations for the 2019 program year.

The Lafayette Housing Consortium also met twice. These meetings are open to the public but are generally only attended by applicants for HOME funding. The first meeting was held on February 20, 2019 and allowed applicants to present their programs and projects. The second meeting was held on March 20, 2019 for the Lafayette Housing Consortium to approve funding awards.

Applicants seeking CDBG funds were also provided the opportunity to present their projects and programs to the Lafayette Housing Authority staff and the Mayor of the City of Lafayette on February 20, 2019. This meeting was open to the public but attended mostly by applicants. The meeting directly followed the meeting held on the same date by the Lafayette Housing Consortium.

City Consultants and Research, LLC, a consulting firm hired by the City of Lafayette, conducted consultation interviews with local stakeholders. The purpose of the consultations is to get a perspective about the needs in the community that hard data does not provide. A complete list and summary of comments is included later in this document.

The draft form of this Action Plan was available for public comment from April 2, 2019 to May 2, 2019. Draft copies of the document were available in the Lafayette Housing Authority office and electronically via the City of Lafayette website. The City of Lafayette wrote the draft based on anticipated funding. The draft included a contingency plan should the amount allocated in the 2019 federal budget differ from the estimated amounts. The contingency plan is described in Section AP-15, Expected Resources.

This document is the final draft of the 2019 Action Plan. It incorporates the final allocations from the 2019 federal budget.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City of Lafayette did not receive any comments from the public during the public meetings.

The City of Lafayette did receive two comments during its 30-day comment period. Copies of the written letters have been included in Appendix G of this document. The following is a summary of the comments and responses:

Comment #1: Asked for the City to include more churches and faith-based groups, particularly those who serve the African American population.

Response: The City of Lafayette, specifically, the Lafayette Housing Authority has presented its programs to a wide variety of groups and neighborhoods, including faith-based groups who serve people of color. During the 2020 Consolidated Plan process, the City of Lafayette will make special attempts to reach out to groups who have traditionally not participated in any planning process before to ensure all voices are heard.

Comment #2: The City of Lafayette received an email with concern about the condition of sidewalks within the Lincoln Neighborhood. The letter expressed some concern about the limestone curbs in the historic neighborhood and how they play a role in the historic nature of the neighborhood.

Response from LHA to the Citizen: We have forwarded your concerns to the City Engineering Department. The City's Engineering Department prioritizes neighborhoods based on need and amount of funding available. The City of Lafayette can fund sidewalk replacement for income qualified neighborhoods with community development block grant funds. However, the City's Engineering Department selects the neighborhood for use of these funds.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were received and accepted.

7. Summary

The City of Lafayette will spend the next program year striving to meet the needs in the community by funding projects and programs serving low-income households and individuals, especially those that are unable to afford acceptable housing. The City is has begun a new housing study outside the Consolidated Plan process, examining ways to create more affordable and sustainable housing developments in the coming years as the area continues to grow. This housing and trend analysis will examine four areas, including:

- Trends Analysis
- Housing Gap Analysis
- Affordability Sensitivity Analysis
- Development Efficiency Analysis

The study will conclude with a Tippecanoe Housing Strategy, due to be completed in late the 2019 Calendar Year. The 2020 -2024 Consolidated Plan will include the analysis as part of the housing market analysis.

The reputation of the area is of a fast-growing community, with much wealth and a "good place to live," with top schools in Indiana and a highly rated institution of higher learning. Yet many people living in the area continue to struggle to afford their housing or meet basic daily living needs. According to the 2011-2015 American Community Survey, Tippecanoe County had a population of 185,826. The City of Lafayette had a population of 70,661 and the City of West Lafayette had a population of 45,550. Of the Lafayette population, 86.4 percent identify themselves as White, 8.2 percent identify themselves as African American, 1.8 percent identify themselves as Asian, and 12.6 percent of the community identify themselves as Hispanic.

An extreme cost burden is when a household pays more than 50 percent of their gross monthly income towards housing costs. In Lafayette, 9,551 renter households are experiencing an extreme cost burden compared to 2,094 of homeowner households.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	LAFAYETTE	Lafayette Housing Authority
HOME Administrator	LAFAYETTE	Lafayette Housing Authority

Table 2 – Responsible Agencies

Narrative

The City of Lafayette will receive \$653,804 of CDBG funding and \$777,073 of HOME funding in program year 2019. The City of Lafayette receives its own allocation of CDBG to be spent within the incorporated areas of Lafayette. The unincorporated areas in the county, Battle Ground, Lafayette and West Lafayette have formed a consortium to share the allocation of HOME dollars. This grouping of leaders is called the Lafayette Housing Consortium.

The City of Lafayette has contracted with the Lafayette Housing Authority to administer the CDBG and HOME funding, as well as completing all report documents associated with the funding. The Lafayette Housing Authority has a positive history regarding the implementation and administration of HUD funded programs, working with a population in need of affordable housing and collaborating with not-for-profits for other supportive services. Questions regarding this Action Plan and programs funded under this Action Plan should be directed to those listed below.

Consolidated Plan Public Contact Information

Michelle Reynolds
Executive Director
Lafayette Housing Authority
2601 Greenbush Street
Lafayette, IN 47904

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Lafayette hired a consultant from City Consultants & Research, LLC to help the writing of this Action Plan and assist with the public input process, specifically the consultations. Consultations were conducted via phone conference and in person. As this is the final year of the 2015-2019 Consolidated Plan, the consultation conversations also included discussions for the development of the next Consolidated Plan, 2020-2024. Those consultations that served to inform this document as well as the 2020-2024 Consolidated plan will be listed in both documents.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The implementation of the CDBG and HOME programs involves a tremendous amount of coordination. Because of the close proximity of the two cities, the Cities of Lafayette and West Lafayette naturally affect each other's ability to implement and balance community development. The Wabash River in Tippecanoe County, serving as an east/west border, divides the two Cities. Staff from each City met during the month of March to coordinate their schedules submission and other important dates associated with the 2019 Action Plan.

Along with the Cities of Lafayette and West Lafayette, the incorporated township of Battle Ground and the unincorporated areas of Tippecanoe County work to serve the residents in a wider area. The Board for the Consortium is made up of the Mayor from Lafayette, the Mayor from West Lafayette and one Tippecanoe County Commissioner. The Clerk Treasurer of the Town of Battle Ground is also included in notices about the Consortium, but does not hold a vote on the Board. The City of Lafayette is responsible for implementing the decisions of the HOME Consortium Board. The Lafayette Housing Consortium approved the current Interlocal Cooperation Agreement on March 21, 2017 and HUD accepted it during May 2017. The current agreement covers Federal Fiscal Years 2018, 2019, and 2020.

Both Cities also participate in HPIN, Homelessness Prevention and Intervention Network. HPIN serves as Region 4 Local Planning Council for the Balance of State Continuum of Care. Region 4 consists of Tippecanoe, Clinton, Montgomery, Carroll, Benton, Warren, Fountain, and White counties. Attendees include housing providers, government representatives, health providers, mental health providers and social service providers. HPIN meets on a monthly basis to discuss the needs of the community's most vulnerable neighbors, including housing and social service needs. These monthly conversations help guide project development and successful partnerships.

The City of Lafayette also participates on the Shelter Plus Care Team, a collaboration between local homeless service providers. The participants on this team include LTHC Homeless Services, Lafayette Urban Ministry, Mental Health America, Riggs Community Health Clinic, Wabash Center, and Valley Oaks – PATH Team. The Shelter Plus Care Team maintains a list of homeless individuals and work together that each person is placed into housing as soon as possible, maintains that housing, and connects to supportive services that may help them become self-sufficient.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Indiana Balance of State Continuum of Care (CoC) is the planning body for initiatives in ending homelessness in the State of Indiana. To do so, this group supports the development and ongoing maintenance of a strategic, comprehensive system to address homelessness. This includes strategies for engaging mainstream partnerships, the provision of shelter, temporary housing, services, and permanent housing. The goal is to ensure that all residents of the State of Indiana are able to access and maintain permanent housing.

Lafayette and West Lafayette are part of the Region 4 Balance of State Continuum of Care for the State of Indiana. The Homeless Prevention and Intervention Network of NW Central Indiana (HPIN) serves as Region 4 Local Planning Council. Region 4 consists of Tippecanoe, Clinton, Montgomery, Carroll, Benton, Warren, Fountain, and White counties.

The City of Lafayette has a position within the Economic Development Department specific to Homeless and Community Outreach. This person serves the City and the CoC, coordinating efforts of the City in concert with those of affordable housing developers and homeless service providers.

The City will fund several projects and programs to address homelessness. The projects include:

- Lafayette Urban Ministry: providing overnight shelter
- LTHC Homeless Services: providing a day shelter, case management and supportive services to those at-risk of homelessness or who are homeless
- Family Promise: providing shelter and case management for homeless families while they seek permanent and stable housing
- Wabash Center: providing case management as part of the Shelter Plus Care Program, a permanent supportive housing program for single, chronically homeless persons with a co-existing mental illness, substance abuse problem and/or HIV/AIDS
- YWCA: providing support, shelter and case management services to victims of domestic violence

All of these programs support the homeless community, including the chronically homeless, veterans, unaccompanied youth and families with children.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Emergency Solutions Grants (ESG) and Continuum of Care (CoC) funding are awarded through a state application process. Private nonprofit organizations and units of local government in the State of Indiana will administer the ESG Rapid Re-Housing Program in coordination with their Regional Planning Councils on the Homeless. LTHC Homeless Services is the listed contact of ESG Rapid Re-Housing from the State of Indiana in 2017-2018 for Lafayette, IN. LTHC Homeless Services also listed by the State of Indiana as a recipient of funding from the 2018 Continuum of Care competition.

The use of HMIS is of great importance to the local community, beyond it being a federal requirement for organizations seeking financial support. The system allows providers to talk with each other about each client and the type of services they receive. Notes can be shared among providers so that case management and supportive services are tailored specific to the individual or family. It also tracks the demographic information on those served, helping the community prioritize housing and programs to the homeless population as it changes over time.

The percent of providers utilizing the HMIS system benefits the entire CoC with a more competitive application for federal funds. One shelter provider in town does not participate in the HMIS system, reducing the percent of emergency shelter beds covered by the system. This remains a challenge for the community as it tries to compete statewide and nationally for federal funding through the CoC process.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	LAFAYETTE HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Lafayette Housing Authority provided narrative for the public housing section of the Action Plan.
2	Agency/Group/Organization	City of Lafayette - Engineering Department
	Agency/Group/Organization Type	Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Public Infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Head of Departments meet on a monthly basis to talk about programs and needs. This meeting provides information on the public infrastructure needs in low to moderate income areas.
3	Agency/Group/Organization	LTHC Homeless Services
	Agency/Group/Organization Type	Services-homeless Services-Employment Services - Victims Regional organization

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone interview on homelessness and strategies to end homelessness in the area.
4	Agency/Group/Organization	Food Finders Food Bank
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Health Agency
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone interview on addressing at-risk populations and anti-poverty initiatives/connections through the food pantry.
5	Agency/Group/Organization	Tippecanoe County Health Department
	Agency/Group/Organization Type	Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Email exchange on programs addressing lead paint poisoning in the County.

6	Agency/Group/Organization	City of West Lafayette - Community Development
	Agency/Group/Organization Type	Housing Other government - Local Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development Institutional Structure and Coordination
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participation on the Lafayette Housing Consortium as well as staff meeting to coordinate publication and submission of the PY 2019 Action Plans.
7	Agency/Group/Organization	Faith Community Development Corporation
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In person interview with Executive Director and tour of North End Community Center.
8	Agency/Group/Organization	Habitat for Humanity of Greater Lafayette
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In person interview with Executive Director.
9	Agency/Group/Organization	NEW CHAUNCEY HOUSING, INC
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In-person interview with Executive Director.
10	Agency/Group/Organization	Big Brothers Big Sisters
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone interview with the Executive Director.

Identify any Agency Types not consulted and provide rationale for not consulting

As many agencies as possible were consulted for the 2019 Action Plan. Consultations are a more efficient way to reach those the funds are intended to serve as general public meetings and surveys do not garner much response.

Staff with the City of Lafayette and the Lafayette Housing Authority attends monthly Homelessness Prevention and Intervention Network (HPIN) meetings. These meetings serve as consultations throughout the year to ensure the projects funded with CDBG and HOME funds meet the changing need and strategies of the local homelessness community. This includes needs identified by local health and mental health providers.

Staff is also working to reach new partners who have not participated in the planning process. Since Lafayette is funding the fifth and final year of the 2015-2019 Consolidated Plan, the City is utilizing the consultation process as the start of the development of the 2020-2024 Consolidated Plan. As such, the City is making intentional outreach to a variety of community. This includes outreach to local prosecutor's office, the local public defender's office, and local churches. Initial meetings have included topics related to the grant application process and availability of housing programs for local residents. These conversations will lead to further conversations on future Action Plan projects and strategies for the coming five-year plan in 2020. Those agencies not consulted will have an opportunity through the larger, more lengthy planning period of the Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homelessness Prevention and Intervention Network	Goals from that plan have been incorporated as goals of the 2015 - 2019 Consolidated Plan. Projects funded by CDBG and HOME that serve the homeless population must meet a goal of the Continuum of Care.

Table 3 – Other local / regional / federal planning efforts

Narrative

Planning for the City of Lafayette, because of its partnership in the Lafayette Housing Consortium and its proximity to West Lafayette, requires a regional plan. Both Cities worked together to complete the 2015-2019 Consolidated Plans as a single unit. Each City completes their own Action Plan as part of an individual process. However, consultations and public input have been collected as part of a single process for both Cities.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Past efforts to reach the stakeholders and the public through blanket efforts have not had a high success rate. For the 2019 Action Plan, the staff did release a simple survey, to help inform priorities for the Action Plan as well as inform the planning process for the 2020-2024 Consolidated Plan. An email with a link to the survey was sent to 70 people representing 45 different agencies. Staff also attended bingo at a local senior center to collect survey input as well as placed fliers across town with a QR code for additional input. The survey was available for a total of 15 days.

While the City strived to put surveys in the hands of low-income residents, the city also used reached out through consultations to people that serve or represent low-income individuals. Consultations covered various groups including affordable housing providers, homeless service providers, general social service providers, government officials and the public housing authority.

The City of Lafayette held two public meetings in the first quarter of 2019. The first public meeting was held on January 16, 2019. The meeting was an opportunity for potential applicants to ask questions about the funding applications and receive technical assistance. The second meeting, held on March 20, 2019 announced the funding recommendations for the 2019 program year.

The Lafayette Housing Consortium also met twice. These meetings are open to the public but are generally only attended by applicants for HOME funding. The first meeting was held on February 20, 2019 and allowed applicants to present their programs and projects. The second meeting was held on March 20, 2019 for the Lafayette Housing Consortium to consider the staff recommendations and approve funding awards.

Applicants seeking CDBG funds were also provided the opportunity to present their projects and programs to the Lafayette Housing Authority staff and the Mayor of the City of Lafayette on February 20, 2019. This meeting was open to the public but attended mostly by applicants. The meeting directly followed the Lafayette Housing Consortium meeting held on the same date.

The draft form of this Action Plan was available for public comment beginning April 2, 2019 and ending May 2, 2019. A copy of the draft was available in the Lafayette Housing Authority office and electronically via the City of Lafayette website. The City of Lafayette wrote the draft Action Plan based on anticipated funding. The City of Lafayette will follow a contingency plan should the amount allocated by HUD in the 2019 federal budget differ from the estimated amounts. The contingency plan is included as part of the Expected Resources Section.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Survey	Non-targeted/broad community	Of the 78 responses, a large portion preferred these federal grants aid individuals and families living below the poverty line.	All surveys were accepted and included as part of the summary.	All surveys were accepted and included as part of the summary.	
2	Public Meeting	Non-targeted/broad community	Conducted public meeting January 16, 2019 to solicit input from housing and public service providers. The Lafayette Housing Authority provided technical assistance on the funding application.	The City did not receive any comments during this meeting.	The City did not receive any comments during this meeting.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	Conducted public meeting March 20, 2019 to solicit input on the draft Action Plan.	LHA Staff presented funding recommendations for program year 2019. The City did not receive any comments during this meeting.	The City did not receive any comments during this meeting.	
4	Public Meeting	Non-targeted/broad community	First Meeting of the Lafayette Housing Consortium, February 20, 2019.	Applicants presented programs and projects for HOME funding. This meeting was optional and not required to receive funding.	The City did not receive any comments during this meeting.	
5	Public Meeting	Non-targeted/broad community	Meeting hosted by the Mayor of Lafayette and the Lafayette Housing Authority staff, February 20, 2019.	Applicants presented programs and projects for CDBG funding. This meeting was optional and not required to receive funding.	The City did not receive any comments during this meeting.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Non-targeted/broad community	Second Meeting of the Lafayette Housing Consortium, March 20, 2019.	The Lafayette Housing Consortium approved funding awards for program year 2019.	The City did not receive any comments during this meeting.	
7	Public Meeting	Non-targeted/broad community	Thirty-day comment period between April 2, 2019 and May 2, 2019.	The City received two comments, about increasing outreach in the community and concerns about sidewalks in the community.	All Comments were received and accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Lafayette will use Community Development Block Grant (CDBG) funds as the primary source of funding for community development projects. As part of the Lafayette Housing Consortium, the City of Lafayette will administer an annual allocation of HOME Investment Partnerships Program funds (HOME). The Lafayette Housing Authority will serve as the administering organization on behalf of the City of Lafayette.

The 2019 Draft Action Plan was written based on past allocations from PY 2018 and published for public comment with estimated allocations to projects. The City of Lafayette will follow a contingency plan should the amount allocated by HUD in the 2019 federal budget differ from the estimated amounts. The contingency plan is as follows:

- Reduce or increase HOME and CDBG administration projects so as to keep the total funded within the regulatory limits (City Administration to be limited to 10 percent of the HOME award, CHDO Operating to be limited to 5 percent of the HOME award split evenly between Faith CDC and New Chauncey Housing up to the amount of their requests, and City Administration to be limited to 20 percent of the CDBG award;
- If the CDBG allocation is greater than Program Year 2018, after the administration allocation is made, the remaining funds will go towards the Sidewalk Replacement project.
- If the HOME allocation is greater than Program Year 2018, after the administration and CHDO allocations are made, the reminder of the funding will be allocated evenly between the Unallocated Homeownership and the Unallocated Rental projects.
- If the allocations are less than Program Year 2018:
- The City will reduce all CDBG public service programs by a pro-rata amount to keep total funding within 15 percent of the total PY2019 CDBG allocation for the year. The remaining reductions will come from the Sidewalk Replacement project.
- The City will reduce the HOME allocation, first from the Unallocated Rental project, and then from the Unallocated Homeownership project to ensure the total HOME award matches the allocation to the Lafayette Housing Consortium. If the total HOME grant reduction is greater than what has been awarded to those two projects, the remaining amount will be pro-rated evenly among the

homeownership projects.

This document is the final draft of the 2019 Action Plan. It incorporates the final allocations from the 2019 federal budget. Table 4 shows the allocations issued by HUD in April 2019.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	653,804	0	32,000	685,804	0	Funding will be used for the public services, infrastructure development and supporting housing development for extremely low income households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	777,073	6,983	352,847	1,136,903	0	The HOME Investment Partnerships Program can be used for a variety of affordable housing activities, including renovation of housing, new construction of housing and rental assistance. Administrative costs and CHDO operating are also eligible for HOME funding.

Table 3 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The U.S. Department of Housing and Urban Development (HUD) has a specific definition between the terms match and leverage. Match is defined as a permanent contribution to affordable housing and is a local, non-federal contribution to the project or partnership. Further definition and examples of match can be found within the HOME regulations. Leverage is any type of funding resource dedicated to the program or project, even if not used towards an eligible activity.

CDBG regulations do not require match; however, the City of Lafayette has projects and programs that leverage other funds. Many of the projects and programs with large budgets that are partially funded with CDBG dollars naturally require other funds. The largest awards are used towards public infrastructure projects. To complete these larger projects, local tax and private dollars will leverage CDBG funds. However, for many of the social service agencies, private resources must make up for the decrease in public funding. Altogether, the public service agencies will leverage an estimated \$1.7 million of private and public resources for their programs during PY 2019. Other projects funded with CDBG funding will leverage an additional \$270,000 of other private and public funding. Overall, for every dollar of CDBG invested into the community in PY 2019, another three dollars comes from other public and private resources.

All projects receiving HOME funds are required to meet the match requirement for 25 percent of the HOME assistance. The Lafayette Housing Consortium received a 50 percent reduction of the match requirement for Federal Fiscal Year 2018 because HUD calculated the persons in poverty level in the service area exceeded 19.8 percent of the population. The Lafayette Housing Consortium only needed to meet a 12.5 percent match requirement in 2018. The Federal Fiscal Year 2019 match levels have not yet been released, but the reduction is expected to continue in 2019 at the 2018 level. For every HOME dollar awarded to projects, 12.5 cents from other funding must be committed to the project prior to the commitment from the City of Lafayette. Banked match are match dollars the City of Lafayette has already recorded from past projects and can be used to meet current match requirements. Some projects unable to meet the match requirements of HOME this year can still move forward, utilizing the City's banked match. This year, the City of Lafayette estimates it will utilize \$150,651 of new or banked match.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Lafayette will not utilize publicly owned property to address the needs in the plan.

Discussion

The primary activities the City of Lafayette will fund in program year 2019 are:

- Development of affordable homeownership opportunities
- Improvement of accessibility of public infrastructure
- Domestic violence prevention programs
- Prevention of homelessness
- Support social services for low to moderate income households
- ADA accessibility improvements to local parks
- Home repairs for low income elderly or disabled households

Each of these activities and projects will require resources outside of the HOME and CDBG funding. Most will require local or state funding or private funding from the local United Way. These resources offer competitive grants to programs that meet missions and visions of the granting agency. Each year the City of Lafayette will work with recipients to support their applications to outside agencies for additional funding as the City's allocation has become a small piece of a larger funding plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities	2015	2019	Non-Housing Community Development	Low Income Census Tracts	Creation of Suitable Communities	CDBG: \$400,265	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18095 Persons Assisted
2	Homeless Services	2015	2019	Homeless	City-Wide	Strong Social Services	CDBG: \$77,279	Public service activities other than Low/Moderate Income Housing Benefit: 1574 Persons Assisted
3	Reduce Poverty through Public Services	2015	2019	Non-Housing Community Development	City-Wide	Strong Social Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 148 Persons Assisted
4	Homeownership Stabilization	2015	2019	Affordable Housing	City-Wide	Improve Access to Affordable Housing	CDBG: \$55,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 25 Household Housing Unit
5	Homeownership Creation	2015	2019	Affordable Housing	City-Wide	Improve Access to Affordable Housing	HOME: \$721,896	Homeowner Housing Added: 15 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Affordable Rental Housing	2015	2019	Affordable Housing	Tippecanoe County	Improve Access to Affordable Housing	CDBG: \$2,500 HOME: \$337,300	Rental units constructed: 4 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 22 Household Housing Unit
7	Fair Housing and Admin	2015	2019	Admin and Fair Housing	Tippecanoe County	Improve Coordination and Advocate for Fair Housing	CDBG: \$130,760 HOME: \$77,707	Other: 2 Other

Table 4 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities
	Goal Description	Create suitable living environments through public facilities and infrastructure improvements. Improvements will benefit 18,095 people in the next year.
2	Goal Name	Homeless Services
	Goal Description	The City of Lafayette will fund homeless service programs, benefiting 1,574 people in program year 2019.

3	Goal Name	Reduce Poverty through Public Services
	Goal Description	Funding of supportive services for households and individuals living under the poverty line, serving 148 during program year 2019.
4	Goal Name	Homeownership Stabilization
	Goal Description	The City of Lafayette will fund repair assistance income eligible homeowners, primarily elderly and disabled homeowners, who need assistance with home repairs or modifications. The City expects to assist 25 households.
5	Goal Name	Homeownership Creation
	Goal Description	Create new affordable housing opportunities for 15 homebuyers in the community.
6	Goal Name	Affordable Rental Housing
	Goal Description	This goal is all encompassing of creating affordable rental housing for households living and working in the Lafayette/West Lafayette area. One method to improve affordability is to fund programs supporting elderly, disabled and/or low-income households through Tenant Based Rental Assistance. The City will assist 19 households in the 2019 program year with new housing opportunities and support the inspection of 22 affordable rental units.
7	Goal Name	Fair Housing and Admin
	Goal Description	Administrative funding and furthering fair housing in the community. Funding will cover the administrative costs for the City of Lafayette.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Adhering to the national objectives of the CDBG and HOME programs, priority will be given to projects that address the housing and community development needs of low- and moderate-income persons.

Application packages were available on the City of Lafayette website from January 7, 2019 to February 11, 2019. The application did not change from the previous year, thus staff did not provide a training session. However, staff made themselves available for technical assistance questions during the application period. The City received 15 applications for CDBG funding with total requests of \$947,845. The City received 9 applications for HOME funding with total requests of \$1,139,086. The projects receiving funding are listed below. Applications from agencies came from three general categories of applicants: public service providers, affordable housing developers and rental assistance providers.

#	Project Name
1	CDBG Administration
2	Big Brothers Big Sisters Social Service
3	Family Promise Social Service
4	Lafayette Urban Ministry Social Service
5	LTHC Homeless Services Social Service
6	TCCA Meals on Wheels Social Service
7	Wabash Center Social Service
8	YWCA - DVIPP Social Service
9	City of Lafayette - Parks
10	City of Lafayette - Streets and Sidewalk Improvements
11	City of Lafayette - Streetlights
12	TCCA SHARP Program
13	OOR Program Delivery
14	Rental Hsg Inspections
15	HOME Administration
16	CHDO Operating - Faith CDC
17	CHDO Operating - New Chauncey Housing, Inc.
18	Faith CDC - Homeownership
19	Habitat for Humanity - Homeownership
20	New Chauncey Housing - Homeownership
21	Unallocated Homeownership
22	Tenant Based Rental Assistance
23	Wabash Center Rental Housing Development
24	Fresh Start Rental Assistance

Table 5 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Lafayette Housing Authority, in conjunction with the City of Lafayette and the Lafayette Housing Consortium, prioritized projects that address the housing and community development needs of low and moderate-income persons, particularly as they are outlined in the Consolidated Plan. These priorities include:

- Meeting a goal of the 2015-2019 Consolidated Plan
- Demonstrating a significance of need
- Serving an eligible area within Lafayette or the service area of the Lafayette Housing Consortium
- Meeting eligibility requirements under HUD rules
- Creating a visual impact in the neighborhood, particularly if an infrastructure project

The City of Lafayette asked applicants to describe, in detail, their outreach methods for targeting underserved needs. Projects that stated they would serve special needs groups, including the disabled, elderly or homeless, and had realistic outreach methods received priority for CDBG and HOME funding.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	City-Wide
	Goals Supported	Fair Housing and Admin
	Needs Addressed	Improve Coordination and Advocate for Fair Housing
	Funding	CDBG: \$130,760
	Description	CDBG Admin including salaries, overhead, and other administrative costs. This project is eligible under 24 CFR 570.206 (a).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City of Lafayette, Indiana
	Planned Activities	The project will fund administrative costs including staff time, coordination of projects and programs, participation on local & regional councils such as HPIN, and furthering fair housing.
2	Project Name	Big Brothers Big Sisters Social Service
	Target Area	City-Wide
	Goals Supported	Reduce Poverty through Public Services
	Needs Addressed	Strong Social Services
	Funding	CDBG: \$10,000
	Description	CDBG funding for social supportive services - Big Brothers Big Sisters youth mentoring program. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The program will serve 30 youth who are members of low to moderate households.
	Location Description	2000 Elmwood Ave Suite J, Lafayette, IN 47904

	Planned Activities	Big Brothers Big Sisters will help at-risk youth in the community succeed by creating and supporting new mentoring matches in three unique mentoring programs over a twelve-month period. Funding will be used to recruit, screen, train and match volunteer mentors ("Bigs") with local young people ("Littles") facing adversity.
3	Project Name	Family Promise Social Service
	Target Area	City-Wide
	Goals Supported	Homeless Services
	Needs Addressed	Strong Social Services
	Funding	CDBG: \$9,515
	Description	CDBG funding for social supportive services - Family Promise program. This project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The program will serve 54 homeless and at-risk individuals.
	Location Description	2010 Elmwood Ave, Lafayette, IN 47904
	Planned Activities	The program will provide shelter and supportive services to homeless families.
4	Project Name	Lafayette Urban Ministry Social Service
	Target Area	City-Wide
	Goals Supported	Homeless Services
	Needs Addressed	Strong Social Services
	Funding	CDBG: \$11,250
	Description	CDBG funding for social supportive services - Lafayette Urban Ministry emergency homeless shelter program. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	The program will serve 394 homeless individuals.
	Location Description	Lafayette Urban Ministry provides shelter and services at 420 N 4th St, Lafayette, IN 47901
	Planned Activities	LUM will provide shelter and services to homeless individuals.
5	Project Name	LTHC Homeless Services Social Service
	Target Area	City-Wide
	Goals Supported	Homeless Services
	Needs Addressed	Strong Social Services
	Funding	CDBG: \$30,000
	Description	CDBG funding for social supportive services - LTHC Homeless Services Program. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The program will serve 1,029 persons homeless and at-risk individuals.
	Location Description	LTHC Homeless Services provides services at 615 N 18th St suite 102, Lafayette, IN 47904
	Planned Activities	LTHC Homeless Services will provide supportive services to homeless persons and those at risk of homelessness.
6	Project Name	TCCA Meals on Wheels Social Service
	Target Area	City-Wide
	Goals Supported	Reduce Poverty through Public Services
	Needs Addressed	Strong Social Services
	Funding	CDBG: \$10,000

	Description	CDBG funding for social supportive services - Tippecanoe County Council on Aging Meals on Wheels program. The project is eligible under 24 CFR 570.201 (e) and will provide low to moderate income clientele benefit. The project will serve only elderly and/or disabled individuals.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The program will serve 118 people with meals.
	Location Description	The Meals on Wheels Program will serve city-wide clientele but their offices are located at 2000 Elmwood Ave Suite F, Lafayette, IN 47904.
	Planned Activities	Meals on Wheels provides hot nutritious meals delivered to the homes of seniors, persons with disabilities, and other homebound individuals. The program also provides lunch meals to individuals in a local sheltered workshop for persons with disabilities. The program has limited delivery of breakfast items and delivers Ensure meal supplements at below-wholesale rates. The program also partners with AniMeals to provide pet food paid entirely by a special grant, donations from individuals, and the Lafayette VCA clinic.
7	Project Name	Wabash Center Social Service
	Target Area	City-Wide
	Goals Supported	Homeless Services
	Needs Addressed	Strong Social Services
	Funding	CDBG: \$17,000
	Description	CDBG funding for social supportive services - Wabash Center provides case management for the Lafayette Shelter Plus Care program. This project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The program will serve 28 homeless or at-risk individuals.

	Location Description	2000 Greenbush St, Lafayette, IN 47904
	Planned Activities	The program will offer supportive services to participants in the City's Shelter Plus Care program.
8	Project Name	YWCA - DVIPP Social Service
	Target Area	City-Wide
	Goals Supported	Homeless Services
	Needs Addressed	Strong Social Services
	Funding	CDBG: \$9,514
	Description	CDBG funding for social supportive services - YWCA domestic violence shelter. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The program will serve 69 homeless persons or those at risk of homelessness.
	Location Description	Services will be provided downtown Lafayette, IN.
	Planned Activities	The YWCA will provide emergency shelter and supportive services to victims of domestic violence.
9	Project Name	City of Lafayette - Parks
	Target Area	Low Income Census Tracts
	Goals Supported	Public Facilities
	Needs Addressed	Creation of Suitable Communities
	Funding	CDBG: \$178,141
	Description	CDBG funding for public facility improvements to McAllister Recreation Center Playground, a public park in Low/Mod neighborhood. The project is eligible under 24 CFR 570.201 (c) and will have a low to moderate income area benefit.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 15,000 persons who live in the surrounding neighborhoods.
	Location Description	The McAllister Recreation Center is located at 2351 N 20th Street, Lafayette, IN
	Planned Activities	The Parks Department will renovate the aging playground and equipment utilizing a Poured-in-Place rubber surface material to increase safety of the children using the playground.
10	Project Name	City of Lafayette - Streets and Sidewalk Improvements
	Target Area	Low Income Census Tracts
	Goals Supported	Public Facilities
	Needs Addressed	Creation of Suitable Communities
	Funding	CDBG: \$197,124
	Description	Neighborhood infrastructure improvements to sidewalks and ramps in income-eligible areas. The project is eligible under 24 CFR 570.201 (c) and will have a low to moderate income area benefit.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The program will serve 1,525 persons in low to moderate income neighborhoods with the improvements.
	Location Description	Low to moderate income neighborhoods in City of Lafayette, IN
	Planned Activities	The project will make improvements to sidewalks, curbs, and curb cutouts in low to moderate income neighborhoods.
11	Project Name	City of Lafayette - Streetlights
	Target Area	Low Income Census Tracts
	Goals Supported	Public Facilities
	Needs Addressed	Creation of Suitable Communities
	Funding	CDBG: \$25,000
	Description	Streetlight installation in eligible areas. The project is eligible under 24 CFR 570.201 (c) and will have a low to moderate income area benefit.

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 1,570 persons in low to moderate income neighborhoods.
	Location Description	Low to moderate income census tracts within the City of Lafayette.
	Planned Activities	Installation of new street light fixtures, poles, and other related electrical infrastructure in low to moderate income areas throughout the City of Lafayette.
12	Project Name	TCCA SHARP Program
	Target Area	City-Wide
	Goals Supported	Homeownership Stabilization
	Needs Addressed	Improve Access to Affordable Housing
	Funding	CDBG: \$50,000
	Description	Tippecanoe County Council on Aging, Senior Home Assistance Repair Program (SHARP). The project is eligible under 24 CFR 570.202 (a)(1) and will have a low to moderate income housing benefit.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The program will benefit 25 low to moderate income households.
	Location Description	Various addresses within the City of Lafayette, IN
	Planned Activities	SHARP will provide homeowners assistance with minor repairs such as replacing HVAC systems, accessibility modifications, and other minor items.
13	Project Name	OOR Program Delivery
	Target Area	City-Wide
	Goals Supported	Homeownership Stabilization
	Needs Addressed	Improve Access to Affordable Housing
	Funding	CDBG: \$5,000

	Description	City of Lafayette administrative expenses related to oversight of the owner-occupied repair programs. This project is eligible under 24 CFR 570.202 (a) (1) and will have a low to moderate income housing benefit.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit up to 25 households.
	Location Description	The project will take place at scattered sites across the City of Lafayette.
	Planned Activities	The City will assist local agencies with the administration of owner-occupied repair programs funded with CDBG dollars.
14	Project Name	Rental Hsg Inspections
	Target Area	City-Wide
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Improve Access to Affordable Housing
	Funding	CDBG: \$2,500
	Description	Ongoing inspections of HOME-assisted rental housing. This project is eligible under 24 CFR 570.202 (a) (1) and will have a low to moderate income housing benefit.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit up to 22 low to moderate income households.
	Location Description	The project will take place at scattered sites across the City of Lafayette.
15	Project Name	HOME Administration
	Target Area	Tippecanoe County

	Goals Supported	Fair Housing and Admin
	Needs Addressed	Improve Coordination and Advocate for Fair Housing
	Funding	HOME: \$77,707
	Description	HOME program administrative expenses. This project is eligible under 24 CFR 92.207.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The City of Lafayette will utilize this project to fund administrative costs associated with the implementation of HOME program. Furthering fair housing initiatives and affirmatively marketing projects are also associated with this project. This project does not require any beneficiary activity numbers.
	Location Description	Cities of Lafayette, West Lafayette, Town of Battle Ground and unincorporated areas of Tippecanoe County, IN
	Planned Activities	The City of Lafayette will utilize this project to fund administrative costs associated with the implementation of HOME program. Furthering fair housing initiatives and affirmatively marketing projects are also associated with this project.
16	Project Name	CHDO Operating - Faith CDC
	Target Area	Faith CDC Area
	Goals Supported	Homeownership Creation
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$19,426
	Description	CHDO Operating funds cover staff and other administrative costs related to the development of affordable housing and homeownership opportunities. The project is eligible under 24 CFR 92.208 (a).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit one organization through CHDO operating funding.
	Location Description	5572 Mercy Way Lafayette, IN

	Planned Activities	The project will fund staff salaries associated with housing development, including creating new affordable homeownership opportunities. The funding will benefit one organization.
17	Project Name	CHDO Operating - New Chauncey Housing, Inc.
	Target Area	New Chauncey CDC Neighborhood
	Goals Supported	Homeownership Creation
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$19,426
	Description	CHDO Operating funds cover staff and other operating costs related to the development of affordable housing and homeownership opportunities. This project is eligible under 24 CFR 92.208(a).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	CHDO operating funds cover staffing costs with the development of affordable housing and homeownership opportunities.
	Location Description	279 Littleton West Lafayette, IN
	Planned Activities	The project will fund staffing salaries associated with housing development, including creating new affordable homeownership opportunities. The funding will benefit one organization.
18	Project Name	Faith CDC - Homeownership
	Target Area	Faith CDC Area
	Goals Supported	Homeownership Creation
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$160,000
	Description	Faith CDC - Acquisition, rehab and homebuyer assistance to increase homeownership opportunities for low/mod income households. This will be funded from the CHDO Reserve fund. This project is eligible under 24 CFR 92.205(a)(1).
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	The project will create two new housing opportunity through the renovation of existing structures.
	Location Description	The specific locations for the renovations have yet to be selected. The activity will take place within the Faith CDC service area defined as neighborhoods in Lafayette, primarily north of Greenbush Street.
	Planned Activities	The project will acquire and refurbish two single-family properties located in northern Lafayette. In addition, the families will be provided with down payment assistance in the form of a forgivable loan. HOME funds will be used for acquisition, rehab, development, and direct homebuyer assistance costs.
19	Project Name	Habitat for Humanity - Homeownership
	Target Area	Tippecanoe County
	Goals Supported	Homeownership Creation
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$300,000
	Description	Construction of energy efficient homes or renovation of existing homes for homeownership. This project is eligible under 24 CFR 92.205(a)(1).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The project will create ten new homeownership opportunities.
	Location Description	The locations are generally in blighted neighborhoods, where a newly built house provides a positive impact on the respective neighborhoods.

	Planned Activities	Habitat will perform site preparation for these ten lots scattered about the city and build quality houses, using energy-efficient standards. Habitat's Family Services Program qualifies all potential homeowners between 30% and 60% of the area median income, but has the flexibility to increase their income up to 80% of AMI. The family participates in training that includes interior and exterior house and property maintenance, as well as financial and first-time homebuyer classes. The houses are built utilizing energy-saving technology. Staff members are trained in job safety and efficiency. Volunteers help save on the cost of construction and create a strong community-building aspect, which is a value and strength of Habitat for Humanity of Lafayette.
20	Project Name	New Chauncey Housing - Homeownership
	Target Area	City-Wide
	Goals Supported	Homeownership Creation
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$150,000
	Description	Acquisition, rehab and direct homebuyer assistance to increase and preserve homeowner occupancy in West Lafayette or Lafayette. The project will be funded from the CHDO Reserve fund. This project is eligible under 24 CFR 92.205(a)(1).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The HOME funds requested will provide funding to rehabilitate two houses and provide down payment assistance for two low to moderate income households.
	Location Description	The activity will be implemented when a property becomes available that fits the price guidelines and is suitable for the program. The project will take place within the City of West Lafayette or Lafayette.
	Planned Activities	The project will acquire and refurbish two single-family properties located in the City of Lafayette. The family will be provided with down payment assistance in the form of a forgivable loan. HOME funds will be used for acquisition, rehab, development and direct homebuyer assistance costs.
	Project Name	Unallocated Homeownership

21	Target Area	Tippecanoe County
	Goals Supported	Homeownership Creation
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$73,044
	Description	Funding reserved for future homeownership activities. Future projects selected under this project will be eligible under 24 CFR 92.205(a)(1).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Projected funding amount is estimated to benefit one low to moderate income household.
	Location Description	The project location is unknown at this time, but eligible activities may occur within Cities of Lafayette, West Lafayette, Town of Battle Ground or the unincorporated areas of Tippecanoe County, IN.
	Planned Activities	The expected activities will be new construction or renovation of homeownership units, including at least one HOME-assisted unit.
22	Project Name	Tenant Based Rental Assistance
	Target Area	Tippecanoe County
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$85,000
	Description	Lafayette Housing Authority Tenant Based Rental Assistance program. This project is eligible under 24 CFR 92.209(a).
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 10 households.
	Location Description	Tenant Based Rental Assistance may be used in any are of the County eligible for HOME funding.
	Planned Activities	The program will be offered in Lafayette, West Lafayette and within a five-mile radius of the City Limits.

23	Project Name	Wabash Center Rental Housing Development
	Target Area	Tippecanoe County
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$187,500
	Description	HOME funded rental project - Wabash Center to construct accessible rental home with four SRO units. This project is eligible under 24 CFR 92.205(a)(1).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit four households with permanent supportive housing.
	Location Description	Site is undetermined, will be within the Cities of Lafayette or West Lafayette, Town of Battle Ground or the unincorporated areas of Tippecanoe County.
24	Planned Activities	With these HOME funds, Wabash Center will build one (1) additional accessible homes, with 4 SRO units in Lafayette within the following year. New Construction will help reduce the challenge of finding adequate ADA homes on the market and provide better living conditions for those individuals served.
	Project Name	Fresh Start Rental Assistance
	Target Area	Tippecanoe County
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$64,800
	Description	Tenant Based Rental Assistance and program delivery expenses for persons exiting YWCA's domestic violence program. This project is eligible under 24 CFR 92.209(a).
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 5 victims of domestic violence.
	Location Description	This program is offered at the YWCA of Greater Lafayette. Participants assisted by the program can move anywhere within the City of Lafayette, the City of West Lafayette or within a five-mile radius of the city limits.
	Planned Activities	The YWCA's DVIPP program provides temporary, emergency shelter for victims of domestic violence who have had to flee their homes for their own safety and for the safety of their children, who are secondary victims. By HUD definition, the victims are homeless and almost all are of low income. Victims are offered education in personal finance, help finding jobs and help finding permanent housing. Too often, victims who cannot afford to get started in their own housing return to their abusers and the cycle continues. They often suffer further abuse and end up back in our shelter. This program offers assistance to persons seeking permanent housing after escaping abuse.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Lafayette will focus in two different areas:

- The previous Neighborhood Revitalization Strategy Area (NRSA), including census tracts 4-3, 4-4, 6-1 and 9-1. The area is along the riverfront and encompasses the downtown area. This area is also called the Greater Downtown Neighborhood.
- The Faith CDC Target Area. The area is Northeast of downtown and will be a focus area, but not an NRSA.

The City of Lafayette has also listed three other geographic areas: Citywide, Low Income Census Tracts and Tippecanoe County. All three of these areas are listed to enable the City to complete its Consolidated Plan. All projects must be directed to a geographic area; however, the nature of the projects may be regional or citywide. These areas enable those projects to meet a geographic area as required by the Consolidated Plan, but remain flexible to serve low-income households regardless of where they live.

In previous years, the Lafayette Housing Consortium has invested HOME funding in the New Chauncey neighborhood. However, the prices of acquiring and renovating home have continued to be a challenge for organizations to work within the regulations set by HOME funding. The after-rehabilitation value of existing houses in West Lafayette exceeds the maximum allowed by HOME, thus other methods for development of affordable housing must be utilized. The City of Lafayette, along with the City of West Lafayette, will work together via the 2020-2024 Consolidated Plan process to strategize methods for affordable housing development and preservation in a community with soaring housing prices.

Geographic Distribution

Target Area	Percentage of Funds
GREATER DOWNTOWN NEIGHBORHOOD	0
City-Wide	16
Low Income Census Tracts	22
Faith CDC Area	10
New Chauncey CDC Neighborhood	1
Tippecanoe County	51

Table 6 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Each of the target areas have been selected because of the additional distressed conditions or needs in

the community. Each of the areas also has strong opportunities that can assist with the improvement.

In Faith CDC Area: Faith CDC is a strong asset to the community providing grass roots community involvement in the development of the community. Having a neighborhood-based Community Development Corporation allows the residents of the community to steer development in the neighborhood rather than the City dictating what is to be done. Initiatives of great importance to the area can be administered and implemented by the Faith CDC with support and capacity building from the City.

In the Greater Downtown Area or the NRSA Area: Washington Education Center, 1100 Elizabeth Street is the new home of the Oakland High School. Oakland High School is a public high school of choice that offers a small learning community, a competency-based curriculum, and an integrated curriculum with relevant community experiences.

Oakland High School is co-located with Lafayette Adult Resource Academy (LARA) in the Washington Education Center. The Lafayette School Corporation is investing in the building to provide the state of the art educational facility with new office space, lab space, and learning centers. LARA has invested over \$60,000 in wireless internet access and state of the art security system. The Washington Education Center provides a community park for the general public. Employees and volunteers from Caterpillar, Inc., Habitat for Humanity and Salvation Army have provided many volunteer hours to develop a community garden on the Washington Education Center property. The community garden is part of the school curriculum and benefits all of the students at Washington Education Center and their families.

Discussion

By targeting these areas with CDBG and HOME funded projects, the City of Lafayette and the Lafayette Housing Consortium hope to address the people living in the community with the most needs. Attachment A includes maps of each of the target areas.

Projects and programs that went to citywide service agencies were also not counted as part of the NRSA. Since those projects can assist people inside and outside of the NRSA areas, it is difficult to predict how the target areas will be affected. The City of Lafayette will work with these citywide agencies to track the clients served in the geographic target areas to predict how many more people are served in the target areas but are not counted in the current Action Plan.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The City of Lafayette will utilize CDBG and HOME funding to projects that create affordable housing opportunities to help low to moderate income and special needs households.

- The Wabash Center will create 4 SRO units for persons with special needs and the YWCA Fresh Start Program will assist 5 homeless households, as noted in Table 7.
- The Lafayette Housing Authority will assist 10 non-homeless households and the YWCA Fresh Start Program will assist 5 homeless households with tenant based rental assistance (TBRA) for a total of 15 households receiving rental assistance, (Table 8).
- Wabash Center will create 4 new SRO units and Habitat for Humanity will create 10 new units of affordable housing for a total of 14 new units of housing (Table 8).
- The SHARP program will renovate 25 homeowner occupied units and the unallocated homeownership program will renovate one unit. New Chauncey and Faith CDC will each create 2 units of affordable homeownership opportunities through renovation, for a total of 30 renovated units (Table 8)..
- An additional 22 rental households will benefit from regular inspections conducted through the HOME program (Table 8).

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	50
Special-Needs	4
Total	59

Table 7 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	14
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	59

Table 8 - One Year Goals for Affordable Housing by Support Type

Discussion

The primary strategy in 2015 to 2019 for the City of Lafayette will be to reduce the housing cost burden for homeowners wanting to live closer to work and creating suitable living environments for those households. In making funding decisions, the City of Lafayette will give priority to activities that:

- Meet goals of the 2015-2019 Consolidated Plan
- Demonstrate a significance of need
- Serve eligible areas within Lafayette or the service area of the Lafayette Housing Consortium
- Are eligible projects or programs under HUD rules

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Lafayette Housing Authority (LHA) is the public housing agency for the cities of Lafayette, West Lafayette and a five-mile radius of the city limits and the areas outside of that in Tippecanoe County are assisted by the Area IV Agency. It does not manage public housing units as its neighboring housing agencies in Kokomo, Anderson and Indianapolis. The Lafayette Housing Authority offers Housing Choice Vouchers to eligible low-income households.

Participants on the program rent from private landlords and pay approximately 30% (not to exceed 40%) of their adjusted gross income toward rent, including an allowance for utilities paid by the participant. The Housing Authority pays assistance based on a payment standard set for the participant. The assistance is tied to the participant, not to the unit and thus provide flexibility to the participant in choosing where they want to live. Thus, if a two-bedroom apartment is \$700 per month and the household's predetermined rent portion is \$250 per month, the remaining \$450 of rent is paid by the LHA through the Housing Choice Voucher.

The LHA also administers the HUD-VASH program. The program allows veterans to receive a housing voucher and ongoing case management through the VA. The program pays a portion of rent each month directly to landlords and VA case managers stand ready to help the veterans and landlord with any issues that may arise that could impact the veterans' ability to maintain their housing. This is an enormous benefit to the property owner as they have someone to call for help if a problem arises. The Lafayette Housing Authority has 33 VASH vouchers to administer to veterans. At the time of the publication, 28 VASH vouchers are under lease.

Actions planned during the next year to address the needs to public housing

LHA's mission is to provide safe, sanitary and affordable housing. LHA's basic strategy remains the same as in the past, good management and efficient use of resources. The LHA will continue to watch the lease up rate closely and to monitor the Per Unit Cost (PUC), the voucher payment standards and the utility allowances in a manner so that the maximum number of households can be served. If the payment standards are too high, the subsidy is too deep resulting in fewer households assisted. If the payment standard is too low, then participants cannot locate adequate housing. The following goals have been outlined by LHA:

PHA Goal: Expand the supply of assisted vouchers: In 2016 LHA entered into a contract with Lafayette Transitional Housing Center to project base 11 units of its Family Program. The goal of the Family Program is to help the chronically homeless families with children break down the barriers that have led to their homelessness. LTHC has Case Managers who work with each client and are available 24/7. In November 2018, LHA received a Mainstream (MSV) award of 35 voucher which will serve qualifying

person with disabilities, non-elderly at least age 18 and not yet 62 years of age.

PHA Goal: Improve the quality of assisted housing: LHA has been rated as a high performer ever since its first SEMAP rating in 2001. LHA reviewed and revised local HQS standards in 2011. The revisions have provided a higher quality and more consistent enforcement of HQS. LHA provided inspectors with Nan McKay training in 2018 and became certified in HUD inspection standards.

PHA Goal: Provide an improved living environment: LHA purchased a couple of videos focusing on living environment. The first video is entitled “Housekeeping Basics”. The purpose of this video is to provide helpful hints and suggestions on how to maintain a unit. The second video is entitled “How to be a Good Renter”. The purpose of the videos is to provide suggestions on improving relationships between the renter and the landlord, also among neighbors. Both of these videos are shown at the Family Briefing Session which every family is required to attend. LHA also held a landlord workshop in January, 2019.

PHA Goal: Promote self-sufficiency and asset development of assisted households: LHA refers clients to a self-sufficiency program run through the local Area IV Agency office, called the Family Developmental Support Program. This program provides guidance to families, working on action plans that lead to the overall goal of self-sufficiency. This is a free and voluntary program to encourage families to grow in many areas, tailored to the situation of each family.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing: LHA’s staff attends a Fair Housing conference and training every April. The Executive Director speaks before groups upon request to discuss the options for housing in our community and issues pertaining to fair housing and affordable housing. The Executive Director is appointed to the human relations commission and attends a conference sponsored by Indiana Civil Rights Commission (ICRC). A fair housing video is played for every participant using a voucher during the lease up phase, which they are required to attend. This video advises the participant of their rights and if needed, how to file a formal complaint.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Lafayette Housing Authority does not manage housing units and only administers a Housing Choice Voucher program. The Housing Choice Voucher Program is a basic rental assistance program. Housing Choice vouchers, from the U.S. Department of Housing and Urban Development (HUD) allow participants on the program to rent from private landlords and pay approximately 30% (not to exceed 40%) of their adjusted gross income toward rent, including an allowance for utilities paid by the participant.

While LHA does not have any programs that involve public housing residents, it does encourage residents to set goals for self-sufficiency. LHA refers clients to a self-sufficiency program run through the local Area IV Agency office. Area IV Family Development Support program provides guidance to families to work on action plans that lead to the overall goal of self-sufficiency. This is a free and voluntary

program in which families are encouraged to grow in many areas, depending on the situation of each family. Typical family challenges include issues like: employment, physical family violence/abuse, money management, divorce, childcare, family development, social support, community resources, and more. Linkages with other professionals in the community to build stronger support networks are a priority.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Lafayette Housing Authority does not have a troubled status.

Discussion

The LHA waiting list is open for low-income persons to apply for Housing Choice Vouchers. New preferences were board approved on January 1, 2016, which include: Elderly, Working, At Risk Youth, Domestic Violence Victims, Residency, Disabled, and Veterans. Participants of the YWCA Fresh Start Program receive a voucher after they complete 12 months of the program.

At the time of submission of this document, the Lafayette Housing Authority had 667 persons on their waiting list for Housing Choice Vouchers. When cost of living adjustments in the same five-year period are taken into consideration, the HAP funding has decreased at the same time that the need has exploded.

The City of Lafayette and the Lafayette Housing Authority will work together to establish more project-based vouchers in the community to increase the affordability of housing in the community. Project-based vouchers are a component of a public housing agencies (PHAs) housing choice voucher program. A PHA can attach up to 20 percent of its voucher assistance to specific housing units if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set-aside a portion of the units in an existing development. The Lafayette Housing Authority oversees 59 project-based vouchers, which includes the newest project to house 11 homeless families with children.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

West Lafayette and Lafayette are part of the Region 4 Balance of State Continuum of Care for the State of Indiana. The Homeless Prevention and Intervention Network of NW Central Indiana serves as Region 4 Local Planning Council. Region 4 consists of Tippecanoe, Clinton, Montgomery, Carroll, Benton, Warren, Fountain, and White counties. The Indiana Balance of State Continuum of Care (CoC) is the planning body for initiatives in ending homelessness in Indiana.

This group supports the development and ongoing maintenance of a strategic, comprehensive system to address homelessness. This includes strategies for engaging mainstream partnerships, the provision of shelter, temporary housing, services, and permanent housing. The goal is to ensure that all residents of the State of Indiana are able to access and maintain permanent housing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The PATH Street Outreach Team from Valley Oaks Health continues its work of reaching out to persons who are experiencing homelessness. Teams complete three shifts each week of homeless outreach, walking defined routes near downtown and other places where potential persons could be found. On Saturdays, focused outreach is conducted in wooded and more remote areas. Using the information gathered on the street, the PATH worker is able to identify persons that are likely to be chronically homeless in order to conduct more intensive engagement. PATH provides an invaluable resource to identifying those who are homeless and connecting them with services and housing opportunities in the community.

The network of service and housing providers have developed a strong connection and partnership to help each other service the most vulnerable neighbors in the community. The average length of homelessness is 45 days, with some service providers moving a homeless individual to housing in less than 20 days.

A challenge for the area continues to be data collection. One service provider does not utilize the standard HMIS system for reporting the number of people they serve. The system allows service providers to talk with each other when serving the same client, reducing duplication of services. The system also enables the community to report accurate numbers of homeless individuals, matching them to housing, services and financial support accurately. Because all providers do not utilize the HMIS system, the data may not reflect true accuracies and in the case of Continuum of Care funding, can

reduce the community's ability to increase its annual funding.

Addressing the emergency shelter and transitional housing needs of homeless persons

LTHC Homeless Services is in the development stages of a new Engagement Center strategy that coincides with the coordinated intake system. The organization received Low Income Housing Tax Credits from IHCD in February 2018 to create a new facility for engagement that will include permanent supportive housing and other amenities. The coordinated system will actually place qualified persons in the respective program, as beds are available, using a vulnerability and needs assessment tool. LTHC Homeless Services expects the Permanent Supportive Housing units to be open September 1, 2019 with the remainder of the Engagement Center opening October 1, 2019.

Another project that came on-line recently was the North-end Community Center. Family Promise opened a new facility on the campus in September 2018, which expand their capacity to serve five different families. The 114,000 square foot community center also houses child care, sports and fitness activities, senior activities, job training, counseling, and mentoring. The residents served by Family Promise can access services they need in a single place at the North-end Community Center.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Several efforts are underway to transition persons from shelter to permanent housing more quickly. The Rapid Rehousing Program has shown great success in moving families from shelter, many times in less than 14 days. Supportive Services for Veteran Families (SSVF) has also been used for homeless vets to the same effect. A renewed emphasis has also been placed on excellent, coordinated case management. The United Way has initiated a case management institute for homeless service providers and others to learn best practices, share resources, and network with other case managers in the Continuum of Care. The first class has more than 40 participants and is conducted over a 10-month time period.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs.

At present, permanent supportive housing is the tool for the community that is showing the most growth. However, that growth has come with some concern, particularly due to the lack of case management and service funding. A significant part of the PSH portfolio is scattered site, which presents unique challenges with regard to supervision and landlord relationships. For persons that are chronically homeless with coexisting mental illness and/or substance abuse, it is difficult to acquire housing, and especially difficult to maintain that housing. Without the necessary funding for case management, several categories of persons may be too unmanageable for permanent supportive housing. The threat lies in the drastic decrease in transitional housing and social service only funding. For persons not able to maintain their PSH unit, especially with limited case management resources available, transitional housing is quickly disappearing as an option.

Discussion

The City of Lafayette can and will use up to 15 percent of its CDBG allocation towards public services that serve individuals and households with very low incomes. These services include domestic violence shelters, and homeless shelters. The dollars are the City's way of supporting the initiatives and missions of these organizations to stabilize and improve the lives of the neediest in the community. The City will allocate \$77,279 towards these activities in 2019 to address the needs of homeless and those at risk of homelessness. The Lafayette Housing Consortium will also allocate \$187,500 of HOME funding towards development of four units of permanent supportive housing through Wabash Center.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

While barriers to affordable housing can come from anywhere, the U.S. Department of Housing and Urban Development (HUD) recognizes universal barriers. Local and state regulations on zoning and building are often the most recognized barriers to affordable housing. With increased regulation comes an increased cost to build housing that meets all regulations. Those increased costs can translate to higher market prices, decreasing housing opportunities for low and moderate-income households.

The Analysis of Impediments did not find any types of zoning that impose limits on housing, such as large lot size requirements in all zoning districts or appearance of housing and its design. While there may not be any regulatory barriers, the institutional structure currently used to develop affordable housing may face organizational and other non-regulatory barriers to affordable housing development. Consultations with community leaders and stakeholders have suggestions as to the barriers that the hard data may not provide. These include barriers that prevent, or increase the challenge of affordable housing development. The barriers shared by those leaders and stakeholders include:

- Demand for student housing continues to push housing costs higher
- Overregulation with different funding sources makes it challenging for some developers to work on small-scale projects.
- Overcoming challenges developing affordable housing, subsidizing projects large enough to serve the largest populations with cost burden, households earning 0-30 percent of the area median income
- The lack of transportation where creation of affordable housing development is a financial challenge for the elderly community

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Through consultations, the 2013 HOME regulation that sets a maximum after renovation value for housing with HOME funding remains one of the largest regulatory barriers to affordable housing development, particularly in West Lafayette. In 24 CFR 92.254(a)(2)(iii) of the Final Rule published on July 24, 2013, HUD established new homeownership value limits for the HOME PJs. The new rule set HOME Homeownership Value Limits ("95% limits"), effective August 23, 2013.

The value set by HUD varies by the number of bedrooms to the home, but the Median Unadjusted Value set by HUD and effective April 15, 2019 for an existing home is \$149,900. According to Zillow.com, the median value in Lafayette is \$104,800, well below the HUD designated limit; and the median home value

in West Lafayette is considerably higher at \$172,400. Median value has increased by 5.8 percent in Lafayette and 8.2 percent in West Lafayette in a single year. This makes developing affordable homeowners in West Lafayette challenging when the purchase of a home before renovation is higher than the maximum permitted after rehab sales price.

New Chauncey Housing, the community housing development organization or CHDO, will for the first year invest in renovation in the City of Lafayette. This challenge to create affordable housing opportunities in West Lafayette will be addressed as part of the 2020-2024 Consolidated Plan process, seeking new ways to create and sustain affordable housing in the growing community.

Discussion

Traditional redevelopment has been led by small non-profit community development organizations at the grass roots level. Smaller organizations are unable to build large-scale projects. They are also unable to be holistic in nature, which limits their impact on the target population. Some ideas to overcome these barriers are:

- Attract for-profit developers to partner with non-profit housing and/or service agencies to develop affordable housing development for extremely low-income families; connecting services and rental assistance with new developments;
- Build projects without long-term debt to help fund operations and maintenance of property;
- Advocate for public and private transportation options for low income families living outside of walking distance of amenities needed for daily living, such as grocery stores, health care and employment options; and
- Enlist all levels of local and county government to be “cheerleaders” for affordable housing.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Lafayette will spend its program year 2019 CDBG and HOME allocations to create livable communities by investing in infrastructure, ADA improvements, public services, increasing affordability of rental housing, creating new homeownership opportunities and helping homeowners with repairs. Creating a livable community for all residents and serving as an advocate for the most vulnerable is important to the success of the community as a whole.

Actions planned to address obstacles to meeting underserved needs

Adhering to national objectives, priority will be given to projects that address the housing and community development needs of low and moderate-income persons, particularly as they are outlined in the Consolidated Plan.

In making funding decisions, the City of Lafayette gives priority to activities that:

- Meet a goal of the 2015-2019 Consolidated Plan
- Demonstrate a significance of need
- Serve an eligible area within Lafayette or the service area of the Lafayette Housing Consortium
- Project or program is eligible under HUD rules
- Create a visual impact in the neighborhood, particularly if an infrastructure project

A priority population for CDBG-funded services is individuals (especially the elderly and people with disabilities) who are denied, by poverty and historical institutional practices, the opportunity to develop their full potential and to enjoy the benefits of community participation. The City of Lafayette will give priority to programs provided through organizations or agencies that demonstrate a commitment to making their services accessible to people through diversity training of staff and Boards, through recruitment and hiring of minority staff and Board members, and through the efforts to provide services in an accessible and culturally sensitive manner. LHA staff will check outreach efforts by programs and projects during PY 2019 as part of the annual monitoring process.

Actions planned to foster and maintain affordable housing

The primary strategy in 2015 to 2019 for the City of Lafayette will be to reduce the housing cost burden for homeowners wanting to live closer to work and creating suitable living environments for those

households.

Additional Strategies with non-financial support:

1. Support affordable multi-family housing development offering housing for incomes earning 0-30 percent of the area median family income.
2. Support public and private partnerships to develop affordable housing.
3. Support affordable housing development that targets single parent households, two parent families and seniors.
4. Support affordable, senior housing development.
5. Find additional resources for rental subsidies that support extremely low-income households or those earning 0-30 percent of the area median income.

Actions planned to reduce lead-based paint hazards

The City of Lafayette will use CDBG funds to undertake lead-based paint hazard mitigation when required by the housing rehabilitation regulations. Housing renovation funded with HOME funds will also be required to follow the same regulatory requirements. This can include inspection, risk assessment, specification writing, abatement, clean up, disposal work and clearance testing. This assistance will be in accordance with 24 CFR 35, et al. (9/15/99). A clearance test is performed after all lead paintwork is completed.

Actions planned to reduce the number of poverty-level families

Tackling poverty is one of the most important factors in reducing social exclusion and improving the lives of our residents. This strategy is crucial for demonstrating the City of Lafayette's commitment to tackling poverty. The City, in partnership with the City of West Lafayette, and the social service and housing provider community, will strive for the goals and strategies below to help households stay out of poverty or become self-sufficient and elevate themselves from living in poverty.

CDBG funds will support Meals On Wheels for the elderly in PY 2019, helping increase food security for the elderly. Meals On Wheels provides hot nutritious meals delivered to the homes of seniors, persons with disabilities, and other homebound individuals. The program also provides lunch meals to individuals in a local sheltered workshop for persons with disabilities. The purpose of the program is many-fold, including not just the hot meals, but also a friendly visit and a safety check, as many of the Meals On Wheels consumers do not see other visitors on a regular basis.

Actions planned to develop institutional structure

Through administrative efforts and partnerships in the community, including the Lafayette Housing Consortium, the City of West Lafayette will work to increase coordination across the area, with the intended outcome of improving services for low-income households. The 2019 program year will the

planning year for the next Consolidated Plan as well the next Fair Housing Assessment. The City of Lafayette will work with the City of West Lafayette and the Lafayette Housing Consortium to begin the planning and outreach process.

The Homelessness Prevention and Intervention Network can provide an outlet for this coordination and capacity building among homelessness service providers and housing providers. The City of Lafayette attends meetings quarterly to ensure their programs and projects mirror efforts of the community to end homelessness.

Actions planned to enhance coordination between public and private housing and social service agencies

The Homelessness Prevention and Intervention Network, or HPIN, will work with the homeless service providers and affordable housing providers to connect homeless individuals and families to housing through a coordinated entry process. LTHC Homeless Services was recently awarded low income housing tax credits to build a community engagement center for homeless individuals. The new center will serve as a single point of entry for homeless individuals, couples and families. The first floor will be a resource center with remote offices for social and supportive service partners. The top 2 floors will have one-bedroom units for couples and individuals. Construction is scheduled to begin in the fall with lease-up expected one year later after the construction completion. Public and private funding resources are working together to fund this exciting project. When complete, housing and service providers will work together to serve the most vulnerable populations.

Discussion

The Annual Action Plan will address many items as noted in the previous discussion points. However, as a recipient of HUD funds, the City of Lafayette certifies it will affirmatively further fair housing choice by conducting an analysis of impediments to fair housing choice, take appropriate actions to overcome the effects of any impediments identified, and maintain records reflecting the analysis and actions taken in this regard. The City is committed to ensuring fair housing choice for all residents within its jurisdiction. The City of Lafayette, in partnership with the City of West Lafayette, published an Analysis of Fair Housing in May 2015 that will run through program year 2019.

The Analysis of Impediments to Fair Housing evaluated regulations as to zoning and planning regulations and their impact on housing. The Analysis of Impediments did not find any types of zoning that impose limits on housing, such as large lot size requirements in all zoning districts or appearance of housing and its design. The study has found that the following impediments to fair housing choice exist within

Tippecanoe County:

- Concentrations of racial minority populations;
- Disproportionate housing needs for minorities and the elderly;
- Disparities in access to community assets such as transportation and high-performance schools;
- Disability and accessibility demand are high for public housing and affordable housing; and
- Education is low among the general population related to fair housing.

The City of Lafayette, which benefits from federal CDBG & HOME funds, must take appropriate actions to overcome the effects of the impediments identified within this plan and maintain records reflecting the analysis and actions taken. The City is one of few cities across the State of Indiana that has included sexual orientation as one of the protected classes as part of its local fair housing ordinance. The protected classes are race, sex, religion, color, handicap, familial status, national origin, and sexual orientation, gender identity, age or veteran status. The Human Relations Commission makes brochures and information available in both English and Spanish throughout the community and in places where individuals from the protected classes may visit. The current brochure does not list gender identity, age or veteran status. The City of Lafayette will continue its outreach in fiscal year 2019 to local festivals and markets throughout the late spring, summer and early fall.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City of Lafayette receives two different entitlement grants from HUD, the Community Development Block Grant (\$653,804) and the HOME Investment Partnerships Program Grant (\$777,073). These grants are known as CDBG and HOME, respectively. This section refers to program specific requirements that HUD requires all cities receiving CDBG and HOME to report.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.93%

The City of Lafayette will utilize a single program year, 2019, for the calculation of the CDBG Overall low to moderate income benefit listed above.

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Program Year 2019 HOME projects will use forms of investment identified in Section 92.205, mostly through non-interest bearing loans, deferred payment loans or grants. No forms of investment not identified in Section 92.205 will be used.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

It is the policy of the Lafayette Housing Consortium to maintain long-term affordable housing through investments of federal funds. In accordance with the HOME regulations, this policy is enforced either by recapturing HOME funds to assist other buyers and/or properties (Recapture Option), or by restricting the sale of HOME-assisted properties to other low-income (household income less than 80% Area Median Income) buyers (Resale Option). The type and amount of HOME subsidy invested in the property determines the option and the minimum length of the affordability period applied to a property. The requirements of each option are specifically described in the legal documents for each loan. At the end of the period of affordability, the HOME subsidy is forgiven and the property is no longer subject to HOME Program restrictions. As a general practice, when both direct and indirect subsidies are invested in a property, the Recapture Option is utilized.

This policy provides an incentive for long-term ownership and encourages neighborhood stability by reducing the HOME investment after five years. Over time, the homeowner's equity increases as first mortgage principal payments increase and the HOME investment is reduced. The homeowner's percentage of net proceeds is increased by capital improvements made to the property, thus protecting their investment and providing an incentive to maintain and improve the property.

Housing assisted by the Lafayette Housing Consortium must meet the affordability requirements in accordance with 24 CFR 92.252(e) for rental housing or 92.254(4) for homeowner housing throughout the entire affordability period as described in the tables below. The affordability period begins after project completion. Project completion is defined as the date that all necessary title transfer requirements and construction work have been performed; the rehabilitation completed complies with the requirements of 24 CFR 92 and stricter of the local rehabilitation standards or the Indiana State Building Code; the final drawdown has been disbursed for the project; and the project completion information has been entered in the disbursement and information system established

by HUD. The Consortium considers the date final completion information is entered into IDIS as the start date for the project affordability period.

Full policies have been included as part of the grantee specific appendices.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Lafayette Resale / Recapture Policies have been included as part of the grantee specific appendices. All subrecipients, grantees and CHDO's must follow the approved City policies regarding Resale / Recapture.

The City of Lafayette requires all housing developed to be modest housing, as described in 24 CFR Part 92.254 (a). The City of Lafayette and LHA utilize the HUD affordable Homeownership Limit for new construction and existing housing. All CHDOs, recipients and subrecipients must follow these same limits for the sale of affordable housing units.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Lafayette will not utilize HOME funds to refinance existing debt in the 2019 program year.

Appendix A – Geographic Target Areas

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	GREATER DOWNTOWN NEIGHBORHOOD
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	1/20/2005
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This area is largely defined as census tract #4.
	Include specific housing and commercial characteristics of this target area.	<p>Housing and commercial characteristics include:</p> <ul style="list-style-type: none"> • Oldest housing stock - 69 percent built before 1940 • Lowest percentage of homeownership - 16 percent of population owns their own home • 23 percent of residents do not have a vehicle and rely on public transit or other means of transportation
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	<p>Historic Centennial Neighborhood is located within Census Tract 4, and there are significant positive changes occurring in that neighborhood. In 2010, a steering committee of neighborhood residents began work with the Tippecanoe County Area Plan Commission on a master plan for growth and redevelopment of the neighborhood, including an increase in owner-occupied residences.</p> <p>In 2012, the City of Lafayette was awarded a competitive grant for Global Green USA to conduct neighborhood consultation for the needs of Centennial Neighborhood for infrastructure and policy changes aimed at helping the community to build a future that is more resource-efficient, livable, healthy, and environmentally responsible.</p>

	Identify the needs in this target area.	<p>According to the 2010 Census, Tract 4 has 1850 households, 3,794 persons, and 2,384 housing units. Needs include:</p> <ul style="list-style-type: none"> • Highest vacancy rate in the City - 22% compared to 7% city-wide • 9.9 percent of individuals are unemployed • Nearly 60 percent of population earns less than 25,000 per year • 29 percent of families receive income under the federal poverty line
	What are the opportunities for improvement in this target area?	<p>Washington Education Center, 1100 Elizabeth Street will soon be the new home of the Oakland High School. Oakland High School is a public high school of choice that offers a small learning community, a competency based curriculum, and an integrated curriculum with relevant community experiences.</p> <p>Oakland High School will be co-located with Lafayette Adult Resource Academy (LARA) in the Washington Education Center. The Lafayette School Corporation is investing in the building to provide the state of the art educational facility with new office space, lab space, and learning centers. In the past year, LARA has invested over \$60,000 in wireless internet access and state of the art security system. The Washington Education Center provides a community park for the general public. Employees and volunteers from Caterpillar, Inc., Habitat for Humanity and Salvation Army have provided many volunteer hours to develop a community garden on the Washington Education Center property. The community garden will be part of the school curriculum and will benefit all of the students at Washington Education Center and their families.</p>
	Are there barriers to improvement in this target area?	Barriers to improvement in the area are limited as much of the inertia to improve the area has already begun. The City of Lafayette will continue to support efforts to improve this area.
2	Area Name:	Faith CDC Area
	Area Type:	Local CDC Area
	Other Target Area Description:	Local CDC Area
	HUD Approval Date:	
	% of Low/ Mod:	

Revital Type:	
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	Faith CDC was created in 2013 as a not-for-profit organization. The CDC conducts activities associated with traditional CDC's: economic development, programs, community organization and development of affordable housing. Their primary focus is the northern neighborhoods of Lafayette where there is the most unmet need. A map of the target area is included below.
Include specific housing and commercial characteristics of this target area.	<p>The population of this target area is 1,850, roughly 2.7 percent of the total Lafayette population. Residents identifying themselves as African Americans make up 15 percent of the population in this target area and residents identifying themselves as Hispanic make up 11 percent of the population in this target area. Seven percent of the residents are foreign born and 9 percent of the population speaks Spanish.</p> <p>Over half of the population that rents has a housing cost burden, paying more than 30 percent of their income towards housing costs. Fifty seven (57) percent of renters pay more than 35 percent of their gross household income towards housing costs. The area has one of the lowest rates of homeownership; only 16 percent of the target area households are homeowners compared to 53 percent of all Lafayette households are homeowners.</p>
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Lafayette works closely with local neighborhood groups and public service provider agencies on a daily basis to provide its program. This target area was selected based on programs already serving a severely stressed area and the coordination among service providers to provide a holistic approach to community development.
Identify the needs in this target area.	

	What are the opportunities for improvement in this target area?	Faith CDC is a strong asset to the community providing grass roots community involvement in the development of the community. Having a neighborhood based Community Development Agency allows the residents of the community to steer development in the neighborhood rather than the City dictating what is to be done. Initiatives of great importance to the area can be administered and implemented by the Faith CDC with support and capacity building from the City.
	Are there barriers to improvement in this target area?	Some barriers to improvements include: <ul style="list-style-type: none"> • Perceptions of neighborhood when trying to get commercial businesses to locate into the area • Perceptions of neighborhood when trying to attract new homeowners to the area
3	Area Name:	New Chauncey CDC Neighborhood
	Area Type:	Local CDC Area
	Other Target Area Description:	Local CDC Area
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This target area is only eligible for HOME funding through the Lafayette Housing Consortium because it is located in West Lafayette. A map is included as part of this section to show the boundaries of the New Chauncey area.
	Include specific housing and commercial characteristics of this target area.	Housing and Commercial Characteristics include: <ul style="list-style-type: none"> • Primarily a residential neighborhood bounded by the river on the East and Purdue University Campus on the West • Commercial businesses target and serve the student population • Demand for rental housing is high with the student population • Affordable homeowners is in high demand but difficult to achieve with rental housing pricing out many local homeowners
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This area has been a target area in previous years by both the Lafayette Housing Consortium and the City of West Lafayette. The redevelopment of the area continues to receive support from the community.

	Identify the needs in this target area.	Affordable homeownership opportunities continue to be the greatest need. With a large demand for rental housing, homeowners are being "priced out" of the area.
	What are the opportunities for improvement in this target area?	Homeownership is the primary improvement for this area - either through the preservation of homeownership or the creation of new homeownership opportunities. The New Chauncey Housing group is a grass-roots organization committed to the area. The organization is a certified Community Housing and Development Organization with experience developing affordable homeownership opportunities.
	Are there barriers to improvement in this target area?	High demand for rental housing allows landlords to pay high prices for housing, exceeding what many homeowners or the local neighborhood groups can pay for development of homeownership.
4	Area Name:	City-Wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The entire City of Lafayette, IN.
	Include specific housing and commercial characteristics of this target area.	The housing analysis and non housing analysis describes the needs of the community, housing cost burden being the greatest housing challenge in Lafayette.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This area has been selected to meet the requirements of the electronic reporting system - cCon Planning Suite. The Consolidated Plan cannot be completed and submitted to HUD without all projects meeting a specific target area. Some projects, including the owner occupied repair programs, will be offered to the homeowners across the entire City and will not be limited to a specific neighborhood. This "target area" will allow those projects to continue serving the entire region and meet the requirements of eCon Planning Suite.
	Identify the needs in this target area.	The housing analysis and non housing analysis describes the needs of the community, housing cost burden being the greatest housing challenge in Lafayette.

	What are the opportunities for improvement in this target area?	The City of Lafayette continues to grow economically and offers job opportunities to households and individuals wanting to move to the area.
	Are there barriers to improvement in this target area?	The market analysis speaks to the barriers facing the community, of which affordable housing development is the greatest challenge.
5	Area Name:	Tippecanoe County
	Area Type:	Regional Area
	Other Target Area Description:	Regional Area
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The entire area of Tippecanoe County.
	Include specific housing and commercial characteristics of this target area.	The housing analysis and non housing analysis of this document states the needs in the community - of which housing cost burden is the greatest need in the community.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This area has been selected to meet the requirements of the electronic reporting system - cCon Planning Suite. The Consolidated Plan cannot be completed and submitted to HUD without all projects meeting a specific target area. Some projects, including the TBRA program, will be offered to the region and will not be limited to a specific neighborhood. This "target area" will allow those projects to continue serving the entire region and meet the requirements of eCon Planning Suite.
	Identify the needs in this target area.	The housing analysis and non housing analysis of this document states the needs in the community - of which housing cost burden is the greatest need in the community.
	What are the opportunities for improvement in this target area?	The housing analysis and non housing analysis of this document states the needs in the community - of which housing cost burden is the greatest need in the community.
	Are there barriers to improvement in this target area?	The market analysis describes the barriers to affordable housing, including the high cost of housing associated by location of Purdue University.
6	Area Name:	Low Income Census Tracts
	Area Type:	Local Target area

Other Target Area Description:	
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	The boundaries for this area may change from year to year. Any census tract that has 51 percent of its population with household incomes 80 percent of the median family income or less will be considered part of this target area.
Include specific housing and commercial characteristics of this target area.	The characteristics vary from census tract to census tract. Needs for the community as a whole are discussed in the needs and market analysis.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This area has been selected to meet the requirements of the electronic reporting system - cCon Planning Suite. The Consolidated Plan cannot be completed and submitted to HUD without all projects meeting a specific target area. Some projects, including the owner occupied repair programs, will be offered to the homeowners across the entire City and will not be limited to a specific neighborhood. This "target area" will allow those projects to continue serving the entire region and meet the requirements of eCon Planning Suite.
Identify the needs in this target area.	The characteristics vary from census tract to census tract. Needs for the community as a whole are discussed in the needs and market analysis.
What are the opportunities for improvement in this target area?	The City will drive investment in these areas. Projects such as infrastructure and public facility improvements will be targeted for low and moderate income census tracts to benefit a whole neighborhood, maximizing the impact of federal dollars.
Are there barriers to improvement in this target area?	Barriers to improvement of these tracts include: <ul style="list-style-type: none"> • The census tracts can change year to year, making it challenging to impact an area over the long term • The census tracts cover a large area of the City of Lafayette

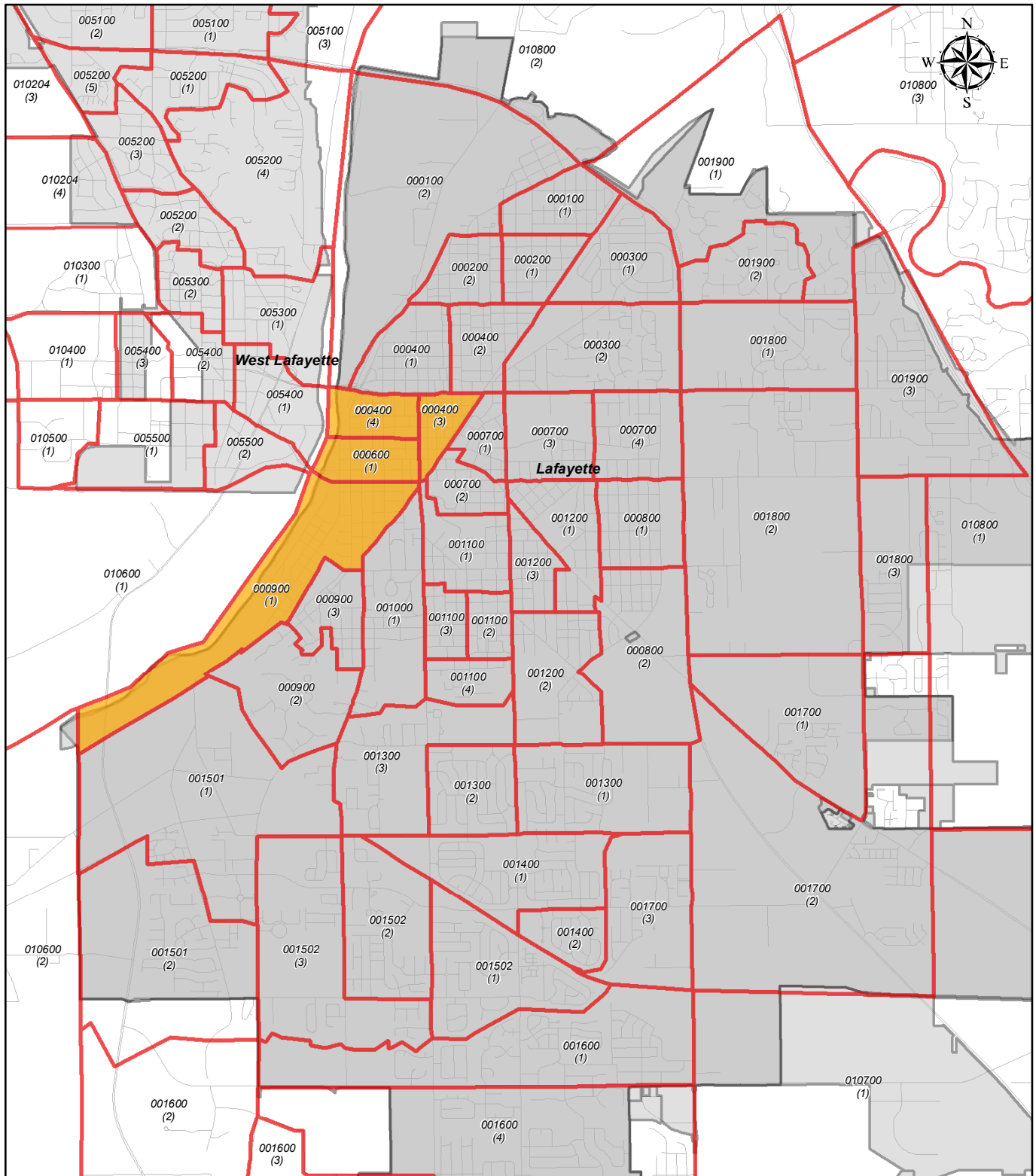
General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City of Lafayette will focus in three different areas:

- The previous NRSA including census tracts 4-3, 4-4, 6-1 and 9-1. The area is along the riverfront and encompasses the downtown area.
- The Faith CDC Target Area. The area is Northeast of downtown and will be a focus area, but not an NRSA.
- New Chauncey Neighborhood – this area is located in West Lafayette, but a target area of the Lafayette Housing Consortium near Purdue University where a high rate of housing cost burden and Asian populations live. This area will not be an NRSA.

The City of Lafayette has also listed three other geographic areas, City-wide, Low Income Census Tracts and Tippecanoe County. All three of these areas are listed to enable the City to complete its Consolidated Plan. All projects must be directed to a geographic area, however, the nature of projects may be regional or City wide. These area enable those projects to meet a geographic area as required by the Consolidated Plan, but remain flexible to serve low income households regardless of where they live.



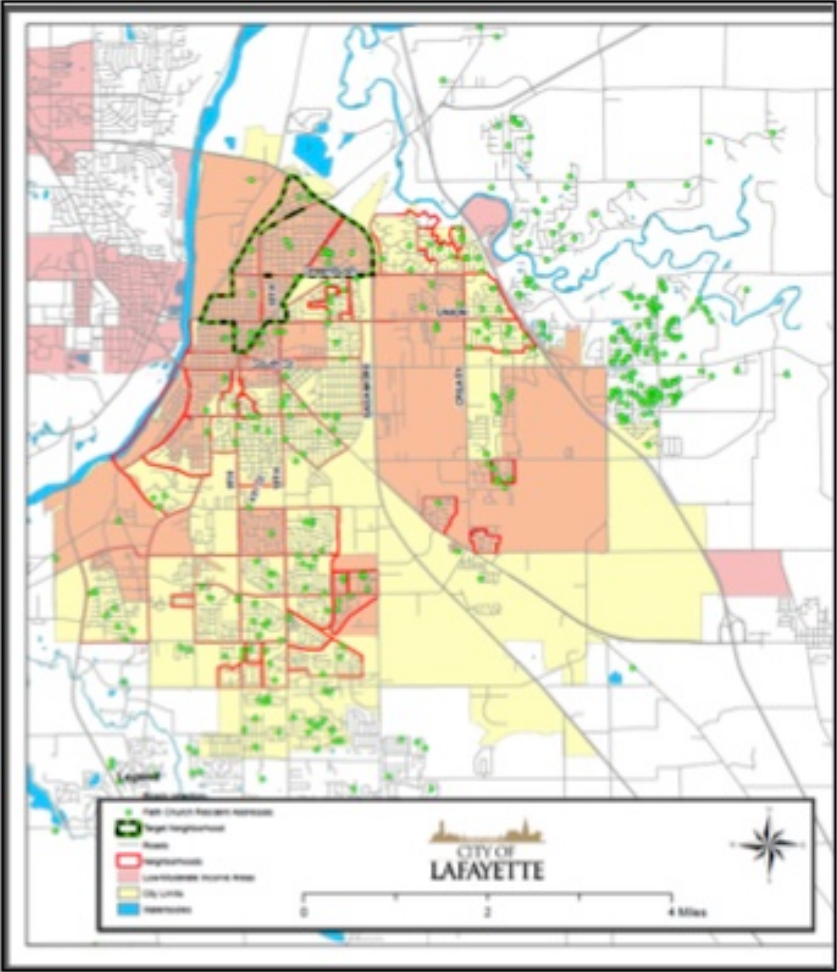
Map Prepared by
The City of Lafayette, March 2010

Data Sources: U.S. Census Bureau, 2000 Data
Tippecanoe County GIS

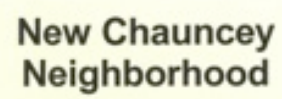
Tippecanoe County

- All Other Areas
- NRSA Strategic Areas
- Corporation_Limits

NRSA Target Area Map



Faith Target Area Map



New Chauncey Target Area

Appendix B – Fair Housing Outreach

SOME EXAMPLES OF DISCRIMINATORY TREATMENT

- A landlord tells you a unit is no longer available when he/she sees that you are not white.
- You are unable to rent an apartment in a building because when the manager sees your children he/she tells you it is "for adults only."
- An employer asks questions of female applicants which are not asked of males.
- You are discharged from employment in retaliation for complaining about a discriminatory company practice.
- When you begin to look pregnant, you are told to move out of your apartment.
- Because of your race you are denied seating in a restaurant which has available space.

Obtain complaint forms at:

CITY HALL
MAYOR'S OFFICE
20 NORTH 6TH STREET
LAFAYETTE, IN 47901
765-807-1002

or you may obtain a complaint form from one of the locations on the previous page.

*Paid for by
Lafayette's Community Development
Block Grant Funds*



Human Relations Commission



PURPOSE

The City of Lafayette's Human Relations Commission was created in 1968.

Its purposes are:

- To end prejudice, intolerance, bigotry, and discrimination in the City of Lafayette.
 - To encourage respect and understanding of all individuals and groups.
 - To investigate complaints of discrimination in the City of Lafayette based on:
 - race
 - sex
 - religion
 - color
 - handicap
 - familial status
 - national origin
 - sexual orientation
- in the areas of:*
- employment
 - access to public accommodations
 - purchase or rental of housing

MEETINGS

The *Human Relations Commission* holds regular meetings quarterly.

The meetings are held at a handicapped accessible location and are open to the public. Contact the Mayor's office to confirm the time and meeting place.

MEMBERS

The Commission consists of nine (9) citizens appointed by the Mayor and approved by the City Council. All members are non-paid volunteers.

WHAT SHOULD I DO?

IF YOU THINK YOU HAVE BEEN DISCRIMINATED AGAINST, file a complaint with the *Lafayette Human Relations Commission* no later than **90 days** after the act of discrimination has occurred.

Complaints of discrimination may also be filed with certain agencies of the State and Federal governments or suits may be filed in court in some cases. Consult with your own attorney for further information.

Complaint forms are available at:

Community and Family Resource Center

330 Fountain Street
Lafayette, IN 47902

(765)742-5046

Hanna Community Center

1201 North 18th Street
Lafayette, IN 47904

(765)742-0191

Lafayette Housing Authority

100 Executive Drive, Suite A
Lafayette, IN 47905

(765)771-1300

Lafayette Urban Ministries (LUM)

525 North Fourth Street
Lafayette, IN 47901

(765)423-2691

Legal Aid Corporation of Tippecanoe County

212 North 5th Street
Lafayette, IN 47901

(765)742-1068

Legal Services Program of Northern Indiana, Inc.

639 Columbia Street
Lafayette, IN 47901

(765)423-5327

McAllister Community Center

2351 North 20th Street
Lafayette, IN 47904

(765)476-4586

Tippecanoe County Public Library

627 South Street
Lafayette, IN 47901

(765)429-0100

YWCA of Greater Lafayette

605 North 6th Street
Lafayette, IN 47901

(765)742-0075



EQUAL HOUSING
OPPORTUNITY

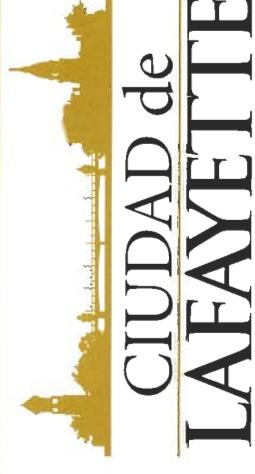
ALGUNOS EJEMPLOS DE DISCRIMINACIÓN:

- El dueño/la dueña le dice que el lugar no está disponible cuando él/ella ve que usted no es blanco/a.
- Usted no puede alquilar un apartamento en el edificio porque cuando el gerente ve a sus hijos le dice que “es sólo para adultos.”
- El patrón hace preguntas a las solicitantes femeninas que no hace a los varones.
- Usted está despedido de su trabajo en represalias por quejarse de las prácticas de discriminación en la empresa.
- Cuando usted empieza a verse embarazada, le dicen que tiene que salir del apartamento.
- Por causa de su raza le niegan asiento en un restaurante que tiene lugar disponible.

Usted puede obtener un formulario de quejas en la:

**OFICINA DEL ALCALDE
20 NORTH 6TH ST.
LAFAYETTE, IN 47901
(765) 807-1002**

También puede usted obtener una hoja de quejas en cualquiera de los lugares que están en la lista de la hoja anterior.



Comisión de Relaciones Humanas



*Pagado por
los fondos de Community Development
Block Grant de Lafayette*

PROPOSITO

La Comisión de Relaciones Humanas de la Ciudad de Lafayette fue establecida en 1968.

Sus propósitos son:

Terminar con el prejuicio, la intolerancia, la intransigencia, y la discriminación en la Ciudad de Lafayette.

- Fomentar respeto y entendimiento entre todos los individuos y grupos.
- Investigar quejas de discriminación en la Ciudad de Lafayette basadas en:

- raza
- sexo
- religión
- color
- incapacidad
- estado familiar
- nacionalidad
- orientación sexual

en las áreas de:

- empleo
- acceso a servicios públicos
- compra y renta de viviendas

REUNIONES

La *Comisión de Relaciones Humanas* tiene reuniones cada 3 meses del año.

Las reuniones se llevan a cabo en un lugar que tiene rampa para los incapacitados físicos y están abiertas al público. Póngase en contacto con la oficina del Alcalde para confirmar la hora y el lugar de las reuniones.

MIEMBROS

La Comisión consiste de nueve (9) ciudadanos nombrados por el Alcalde y aprobados por el Consejo de la Ciudad. Todos los miembros de la Comisión son voluntarios.

¿QUÉ PUEDO HACER?

SI USTED CREE QUE HA SIDO DISCRIMINADO, presente una queja con la *Comisión de Relaciones Humanas* antes de **90 días** después de que ocurrió el acto de discriminación.

Quejas de discriminación pueden también presentarse en algunas agencias gubernamentales del Estado y Federales o pueden presentarse en algunos casos en la Corte. Consulte a su abogado para más información.

Formas para quejas están disponibles en:

Community and Family Resource Center
330 Fountain Street
Lafayette, IN 47902
(765)742-5046

Hanna Community Center
1201 North 18th Street
Lafayette, IN 47904
(765)742-0191

Lafayette Housing Authority
100 Executive Drive, Suite A
Lafayette, IN 47905
(765)771-1300

Lafayette Urban Ministries (LUM)
525 North Fourth Street
Lafayette, IN 47901
(765)423-2691

Legal Aid Corporation of Tippecanoe County
212 North 5th Street
Lafayette, IN 47901
(765)742-1068

Legal Services Program of Northern Indiana, Inc.
639 Columbia Street
Lafayette, IN 47901
(765)423-5327

McAllister Community Center
2351 North 20th Street
Lafayette, IN 47904
(765)476-4586

Tippecanoe County Public Library
627 South Street
Lafayette, IN 47901
(765)429-0100

YWCA of Greater Lafayette
605 North 6th Street
Lafayette, IN 47901
(765)742-0075

Appendix C – Public Notices

Journal and Courier

823 Park East Boulevard, Suite C
Lafayette, IN 47905
Tippecanoe County, Indiana

LAFAYETTE HOUSING AUTHORITY

Federal Id: 16-0980985

Account #:LAF-000705
Order #:0000274533
Total Amount of Claim:\$78.12

LAFAYETTE HOUSING AUTHORITY
2601 GREENBUSH ST
LAFAYETTE, IN 47904

PUBLISHER'S AFFIDAVIT

STATE OF INDIANA,

County Of Tippecanoe

} **SS:**

Personally appeared before me, a notary public in and for said county and state, the undersigned


I, being duly sworn, say that I am a clerk for **THE LAFAYETTE NEWSPAPERS** a **JOURNAL and COURIER** newspaper of general circulation printed and published in the English language in the city of **LAFAYETTE** in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 3 times., the dates of publication being as follows:

The insertion being on the 01/07/2019

Newspaper has a website and this public notice was posted in the same day as it was published in the newspaper.

Pursuant to the provisions and penalties of Ch. 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.



Date: 5-22, 2019 Title: Clerk

Subscribed and sworn to before me this 22nd day of May, 2019



Notary Public

Notary Expires:

11/9/22



(Governmental Unit)

To: **JOURNAL AND COURIER**

County, Indiana **Lafayette, IN****PUBLISHER'S CLAIM****COMPUTATION OF CHARGES**

	<u>\$78.12</u>
Website Publication	<u>\$0.00</u>
Charge for proof(s) of publication	<u>\$0.00</u>
TOTAL AMOUNT OF CLAIM	<u>\$78.12</u>

Acct #:LAF-000705
Ad #: 0000274533

DATA FOR COMPUTING COST

Width of single column 9.5 ems
Number of insertions 3
Size of type 7 point

Claim No. _____ Warrant No. _____
IN FAVOR OF
The Journal and Courier
Lafayette, IN
Tippecanoe County
823 Park East Blvd., Suite C Lafayette, IN 47905

\$ _____
On Account of Appropriation For

FED. ID
#16-0980985

Allowed _____, 20____

In the sum of \$ _____

I have examined the within claim and hereby
certify as follows:

That it is in proper form
This it is duly authenticated as required by law.
That it is based upon statutory authority.
That it is apparently (correct)
~~That it is apparently (incorrect)~~

I certify that the within claim is true and correct; that the
services there-in itemized and for which charge is made were
ordered by me and were necessary to the public business.

_____, 20____

NOFA

Notice of Funding Availability

ATTENTION:

Applicants for funding from the following programs:

**Lafayette Community Development Block Grant (CDBG)
Lafayette Housing Consortium HOME Investment
Partnerships Program (HOME)**

The City of Lafayette expects to receive an announcement from the United States Department of Housing and Urban Development (HUD) regarding the Program Year 2019 CDBG and HOME allocations. The Program Year 2019 anticipated allocation amounts are \$648,529 in CDBG funds and \$611,777 in HOME funds. This notice begins the local application process. Interested applicants may download the application forms from the City of Lafayette website at <http://www.lafayette.in.gov/2044/Federal-Grant-Administration> beginning Friday January 11th; or contact the Lafayette Housing Authority to obtain the application. Interested parties are encouraged to request an application as early as possible. For further information or technical assistance, please contact Project Managers Seth Wells or Valerie Oakley at:

Lafayette Housing Authority
2601 Greenbush St., Lafayette IN 47904
Phone: (765) 771-1300 Fax: (765) 771-1313
Email: swells@lha.lafayette.in.gov for CDBG
voakley@lha.lafayette.in.gov for HOME

Activities funded by CDBG or HOME programs must contribute to the goals and objectives of the Lafayette / West Lafayette Consolidated Plan and meet all applicable federal requirements. The Consolidated Plan can be found on the City of Lafayette website.

2019 Application and Public Meeting Dates

January 16 – 11:00 am	First Public Hearing, Citizen Input ¹
February 11 – 4:00 pm	CDBG and HOME Application Deadline
February 20 – 2:00 pm	Lafayette Housing Consortium Meeting ¹ HOME applicant presentations
February 20 – 2:30 pm	City of Lafayette Meeting ¹ CDBG applicant presentations
March 20 – 2:00 pm	Lafayette Housing Consortium Meeting ¹ HOME funding recommendations and Action Plan approval
March 20 – 2:30 pm	Second Public Hearing, funding recommendations ¹
May 1 – 7:00 pm	Action Plans Presented to City Council ¹
July 1	Start of Program Year 2019

¹Meetings will be held in the Council Chambers, 1st Floor, Lafayette Municipal Building, 20 North 6th Street, Lafayette, Indiana.

**ALL MEETING DATES AND TIMES ARE TENTATIVE
AND ARE SUBJECT TO CHANGE.**



Journal and Courier
823 Park East Boulevard, Suite C
Lafayette, IN 47905
Tippecanoe County, Indiana

LAFAYETTE HOUSING AUTHORITY
Federal Id: 16-0980985
Account #:LAF-000705
Order #:0003469166
of Affidavits: 2
Total Amount of Claim:\$106.36

LAFAYETTE HOUSING AUTHORITY
ATTN Valerie Oakley
2601 GREENBUSH ST
LAFAYETTE, IN 47904

PUBLISHER'S AFFIDAVIT

STATE OF WISCONSIN, } ss:
County Of Brown

Personally appeared before me, a notary public in and for said county and state, the undersigned

I, being duly sworn, say that I am a clerk for **THE LAFAYETTE NEWSPAPERS a JOURNAL and COURIER** newspaper of general circulation printed and published in the English language in the city of **LAFAYETTE** in state of Indiana and county of Tippecanoe, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 times., the dates of publication being as follows:

The insertion being on the 04/01/2019

Newspaper has a website and this public notice was posted in the same day as it was published in the newspaper.

Pursuant to the provisions and penalties of Ch. 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Kean Leans

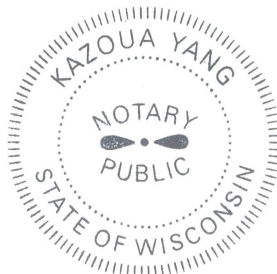
Date: 5-6, 2019 Title: Clerk

Subscribed and sworn to before me this 6 day of May, 2019

Kazoua Yang
Notary Public

Notary Expires:

11/9/21



(Governmental Unit)

To: JOURNAL AND COURIER

County, Indiana

Lafayette, IN**PUBLISHER'S CLAIM**

COMPUTATION OF CHARGES

89 lines, 2 columns wide equals 178 equivalent
lines at \$0.60 per line @ 1 days, \$106.36

Website Publication \$0

Acct #: LAF-000705

Ad #: 0003469166

Charge for proof(s) of publication \$0.00

TOTAL AMOUNT OF CLAIM \$106.36

DATA FOR COMPUTING COST

Width of single column 9.5 ems

Number of insertions 1Size of type 7 point

Claim No. _____ Warrant No. _____

IN FAVOR OF

The Journal and Courier

Lafayette, IN

Tippecanoe County

823 Park East Blvd., Suite C Lafayette, IN 47905

\$ _____

On Account of Appropriation For

FED. ID

#16-0980985

Allowed _____, 20____

In the sum of \$ _____

I certify that the within claim is true and correct; that the services
there-in itemized and for which charge is made were ordered by me
and were necessary to the public business.

I have examined the within claim and hereby certify
as follows:

That it is in proper form.

This it is duly authenticated as required by law.

That it is based upon statutory authority.

That it is apparently (correct)
(incorrect)

**CITY OF LAFAYETTE & LAFAYETTE HOUSING CONSORTIUM
SUMMARY OF CONSOLIDATED COMMUNITY DEVELOPMENT PLAN
FOR PROGRAM YEAR 2019**

Residents, neighborhood groups, social service agencies, members of the business community and interested citizens are invited to participate in the development of the Lafayette Program Year 2019 Action Plan.

The U.S. Department of Housing and Urban Development (HUD) has consolidated the planning, application, and reporting requirements for the Community Development Block Grant (CDBG) and the Home Investment Partnerships Program (HOME). The City of Lafayette receives an annual allocation of CDBG funds. The Lafayette Housing Consortium, which is made up of the Cities of Lafayette and West Lafayette, the Town of Battle Ground and the unincorporated areas of Tippecanoe County, receives an annual allocation of HOME funds. The statutes for these grant programs set forth three basic goals: provide decent housing, provide a suitable living environment and expand economic opportunities.

Lafayette Housing Consortium HOME funding and Lafayette CDBG funding will be directed to programs and projects that meet the following criteria:

- Meeting a goal of the 2015-2019 Consolidated Plan
- Demonstrating a significance of need
- Serving an eligible area within Lafayette or the service area of the Lafayette Housing Consortium
- Meeting eligibility requirements under HUD rules
- Creating a visual impact in the neighborhood, particularly if an infrastructure project

Activities and projects that meet all the above criteria receive the highest priority, reducing the amount of funding spent on programs or projects that meet only few or none of the above criteria.

The following categories of activities will be funded: **preservation of affordable housing, public facility and infrastructure improvements, and social services.** Awards for these projects are subject to change from the public comment period and approval by the Lafayette City Council. The Lafayette City Council will take final action on the plan at their May 6, 2019 meeting. The 2019 Program Year begins on July 1, 2019.

As the Program Year 2019 CDBG/HOME allocations are unknown at this time, awards have been allotted based on Program Year 2018 allocations. Once HUD announces the 2019 allocations, adjustments will be made to awards based on a contingency plan described in the Program Year 2019 Action Plan.

The draft plan will be available on the federal grant administration page of the City of Lafayette website <http://www.lafayette.in.gov/2044/Federal-Grant-Administration> and hard copies will be available at the Lafayette Housing Authority for a thirty-day period beginning April 2, 2019.

Citizens are encouraged to review the draft plans and submit comments to the City of Lafayette Federal Grant Administrator, Lafayette Housing Authority, 2601 Greenbush Street, Lafayette, Indiana, 47904, by May 2, 2019.

Further information about these plans is available from Valerie Oakley or Seth Wells, Lafayette Housing Authority, 2601 Greenbush Street, Lafayette, Indiana, 47904, 765-771-1300, voakley@lha.lafayette.in.gov or swells@lha.lafayette.in.gov.

The City of Lafayette does not discriminate on the basis of race, color, national origin, sex, age, religion, familial status, physical or mental handicap, or sexual orientation and provides, upon request, reasonable accommodation to afford an individual with a disability an equal opportunity to participate in all services, programs and activities.

Appendix D – HOME Specific Policies

Recapture/Resale Policy (2015-2019 Consolidated Plan, 2018 Action Plan)

It is the policy of the Lafayette Housing Consortium to maintain long-term affordable housing through investments of federal funds. In accordance with the HOME regulations, this policy is enforced either by recapturing HOME funds to assist other buyers and/or properties (Recapture Option), or by restricting the sale of HOME-assisted properties to other low-income (household income less than 80% Area Median Income) buyers (Resale Option). The type and amount of HOME subsidy invested in the property determines the option and the minimum length of the affordability period applied to a property. The requirements of each option are specifically described in the legal documents for each loan. At the end of the period of affordability, the HOME subsidy is forgiven and the property is no longer subject to HOME Program restrictions. As a general practice, when both direct and indirect subsidies are invested in a property, the Recapture Option is utilized.

This policy provides an incentive for long-term ownership and encourages neighborhood stability by reducing the HOME investment after five years. Over time, the homeowner's equity increases as first mortgage principal payments increase and the HOME investment is reduced. The homeowner's percentage of net proceeds is increased by capital improvements made to the property, thus protecting their investment and providing an incentive to maintain and improve the property.

Housing assisted by the Lafayette Housing Consortium must meet the affordability requirements in accordance with 24 CFR 92.252(e) for rental housing or 92.254(4) for homeowner housing throughout the entire affordability period as described in the tables below. The affordability period begins after project completion. Project completion is defined as the date that all necessary title transfer requirements and construction work have been performed; the rehabilitation completed complies with the requirements of 24 CFR 92 and stricter of the local rehabilitation standards or the Indiana State Building Code; the final drawdown of construction funds has been disbursed for the project and certification of completion has been issued; and the project completion information has been entered in the disbursement and information system established by HUD. The Consortium considers the date final completion information is entered into IDIS as the start date for the project affordability period.

Amount of HOME Subsidy Per Unit	Affordability Period
Under \$15,000	5 Years
\$15,000 - \$40,000	10 Years
Over \$40,000	15 Years
Rental New Construction	20 Years

In the event of a homeowner's default of HOME requirements during the affordability period due to death, life-threatening illness, or other extraordinary circumstance, the Consortium may allow assumption of the affordability requirements by an income-eligible family member on a case-by-case basis.

This policy may be amended from time to time to reflect changes in programs and local market conditions.

RECAPTURE OF HOME FUNDS

The Recapture Option is used when the homebuyer receives a direct subsidy for the purchase of the home, such as down payment or closing cost assistance, or when the unit is purchased at a price below the fair market value. Under this option, the minimum period of affordability is based only on the amount of the direct subsidy.

The homeowner is at liberty to sell to any buyer, at any price the market will bear, but also must repay the direct HOME subsidy received when the unit was originally purchased, which will be reduced on a pro-rata basis beginning year six of the affordability period. Prior to year six, the entire amount of the direct HOME subsidy is due upon closing. In the event the sale proceeds are insufficient to repay the entire HOME subsidy due, the Lafayette Housing Consortium will share the net proceeds with the homeowner.

Net proceeds of a sale are the sales price minus the repayment of any non-HOME loan balance and seller's closing costs. The amount of HOME funds recaptured is determined by the percentage of Net proceeds proportionally based on the ratio of the HOME assistance to the sum of the homeowner's investment (down payment and documented capital improvements) plus the HOME assistance as follows:

$\frac{\text{HOME Assistance}}{\text{HOME Assistance} + \text{Homeowner Investment}} \times \text{Net Proceeds} = \text{HOME Recapture Amount}$

Capital improvements will include any property enhancement that increases the overall value of the property, adapts it to new uses, or extends its life. Acceptable improvements include, but are not limited to, energy efficiency improvements, insulation, a new drive way, fence, new HVAC system, added rooms, new roof, remodeled kitchen, etc. Homeowners are encouraged to use Energy Star rated components whenever possible. Any capital improvement will be valued based on actual cost as documented by receipts or paid invoices. Generally, replacing worn or dated components such as appliances or carpet, cosmetic changes, or maintenance of existing features would not be considered an improvement that adds value or adapts it to new uses.

Once the HOME funds are repaid, the property is no longer subject to the HOME Program restrictions and the HOME liens placed on the property will be released.

At time of sale, if the property increases in value, the HOME investment is repaid and used to fund new eligible projects. If the property fails to appreciate by an amount sufficient to repay both the homeowner's investment and the HOME subsidy, the amount to be recaptured is proportionately reduced. If the net proceeds are less than or equal to zero, the amount to be recaptured will be zero and no additional assistance will be provided to the homeowner. The homeowner is encouraged to maintain the property in a manner that will sustain the original fair market value.

Effective July 24, 2013, subject to prior approval, the HOME requirements on a property subject to recapture may be assumed by an income-eligible homebuyer for the remainder of the period of affordability. The subsequent homebuyer must agree to provide complete income documentation to be qualified as eligible and agree to assume the original mortgage terms, including occupying the property as their principal residence for

the remainder of the HOME period of affordability.

In the event of foreclosure, transfer in lieu of foreclosure or assignment of a FHA insured mortgage to HUD, and there are insufficient net proceeds to repay the HOME investment – the affordability period is terminated and the property is no longer subject to HOME program restrictions.

RESALE OF PROPERTY

The Resale Option is used when only development subsidies such as site acquisition, rehabilitation, or construction financing are provided to the developer and no direct subsidy is provided to the homebuyer and the unit is sold at the fair market value. The Resale Option ensures that the home remains affordable over the entire period of affordability, even in the event of subsequent sales. Under this option the minimum period of affordability is based on the entire amount of HOME funds invested in the property and the affordability is secured with a recorded covenant or deed restriction. The developer (or City, if lien holder) may use purchase options, rights of first refusal or other preemptive rights to purchase the property before foreclosure to preserve affordability.

Resale restrictions must be imposed at the time that the HOME-assisted purchase takes place, and secured through deed restrictions, covenants running with the land, or other similar mechanisms.

Unless the Consortium has established a presumption of affordability for the property's neighborhood in accordance with the specialized procedures per the HOME Final Rule at 24 CFR 92.254(a)(5)(i)(B), the homeowner is required to sell the property to an eligible low-income buyer at an affordable price.

The sale must meet three criteria:

- 1) The new buyer must be low-income and occupy the home as their principal residence for the remainder of the original affordability period.
- 2) The sales price must be affordable to a reasonable range of low-income homebuyers (PITI not to exceed 30% of gross income).
- 3) The original buyer must receive a fair return on their investment, which includes down payment and documented capital improvements.

Capital improvements will include any property enhancement that increases the overall value of the property, adapts it to new uses, or extends its life. Acceptable improvements include, but are not limited to, energy efficiency improvements, insulation, a new drive way, fence, new HVAC system, added rooms, new roof, remodeled kitchen, etc. Homeowners are encouraged to use Energy Star rated components whenever possible. Any capital improvement will be valued based on actual cost as documented by receipts or paid invoices. Generally, replacing worn or dated components such as appliances or carpet, cosmetic changes, or maintenance of existing features would not be considered an improvement that adds value or adapts it to new uses.

Community-wide appreciation of property values will be considered when calculating fair return. The percentage of appreciation over the years the property was owned, as determined by sales price data provided by the Lafayette Regional Association of Realtors, or its successors, will be used to allow the property owner the same appreciation rate as the rest of the community.

The selling price is determined by adding the non-HOME debt balance, seller's closing costs and fair return. If the selling price of the home is not affordable to low-income families, the Consortium may choose to provide additional direct subsidy to the new buyer to meet the affordability requirements. In this case, a new affordability period based on the direct subsidy amount is applied to the property, but the total (original + new) HOME funds invested in the property may not exceed the regulatory limit on HOME assistance per unit. The additional funding must be through an existing homebuyer program and the new buyer must complete an approved homebuyer education course.

Calculation to Determine Fair Return:

The Lafayette Regional Association of Realtors maintains average sales prices within Tippecanoe County. The Consortium maintains a chart of the average sales price for the calendar years since 1995. Homeowner activities prior to 1995 have met the required period of affordability and are not subject to resale restrictions at this time. The appreciation (or depreciation) rate is determined by computing the percent of change from the year of purchase to the year of sale. The homeowner investment is increased or decreased according to the percent of change.

$\frac{\text{Average Sales Price Year of Sale} - \text{Average Sales Price Year of Purchase}}{\text{Average Sales Price Year of Purchase}} = \text{Percent of Change}$
--

100	+	Percent		Homeowner Investment																
	(-)	of	X	(Down Payment, Principal Payments, Capital	=	Fair Return														
		Change		Improvements)																

FUNDS REPAID TO HUD

When HOME funds must be repaid to HUD, the PJ must contact HUD to determine which account the funds must be repaid.

Appendix E – 424 Forms

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Lafayette

* b. Employer/Taxpayer Identification Number (EIN/TIN):

35-6001080

* c. Organizational DUNS:

0488476930000

d. Address:

* Street1: 20 North 6th Street

Street2:

* City: Lafayette

County/Parish:

* State:

IN: Indiana

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 47901-1412

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Michelle

Middle Name:

* Last Name:

Reynolds

Suffix:

Title: Executive Dir. & Federal Grants Administrator

Organizational Affiliation:

Lafayette Housing Authority

* Telephone Number: 765-771-1300

Fax Number:

* Email: mreynolds@lha.lafayette.in.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant

* 12. Funding Opportunity Number:

14.218

* Title:

Community Development Block Grant

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

The City of Lafayette will assist low to moderate income households with affordable housing initiatives, public infrastructure improvements and social services outlined in the PY 2018 Action Plan.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

[Add Attachment](#)[Delete Attachment](#)[View Attachment](#)**17. Proposed Project:*** a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="653,804.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="653,804.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

[Add Attachment](#)[Delete Attachment](#)[View Attachment](#)

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Lafayette	DATE SUBMITTED 5-17-19

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Lafayette"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="35-6001080"/>	* c. Organizational DUNS: <input type="text" value="0488476930000"/>	
d. Address:		
* Street1:	<input type="text" value="20 North 6th Street"/>	
Street2:	<input type="text"/>	
* City:	<input type="text" value="Lafayette"/>	
County/Parish:	<input type="text"/>	
* State:	<input type="text" value="IN: Indiana"/>	
Province:	<input type="text"/>	
* Country:	<input type="text" value="USA: UNITED STATES"/>	
* Zip / Postal Code:	<input type="text" value="47901-1412"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Michelle"/>	
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Reynolds"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Executive Dr. & Federal Grants Administrator"/>		
Organizational Affiliation: <input type="text" value="Lafayette Housing Authority"/>		
* Telephone Number: <input type="text" value="765-771-1300"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="mreynolds@lha.lafayette.in.gov"/>		

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program

* 12. Funding Opportunity Number:

14.239

* Title:

HOME Investment Partnerships Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

The City of Lafayette will assist low to moderate income households with affordable housing initiatives, including homeownership development and rental assistance outlined in the PY 2018 Action Plan.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

[Add Attachment](#)[Delete Attachment](#)[View Attachment](#)**17. Proposed Project:*** a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="777,073.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="777,073.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

[Add Attachment](#)[Delete Attachment](#)[View Attachment](#)

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:Prefix: * First Name: Middle Name: * Last Name: Suffix: * Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.


As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of

Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Lafayette	DATE SUBMITTED 05/17/2019

Appendix F – Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

Date 5-17-19

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2019 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

<u>Tony Roman</u>	<u>5-17-17</u>
Signature/Authorized Official	Date

Mayor
Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Toy Rand

Signature/Authorized Official

5-17-17

Date

Mayor

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Tony R...
Signature/Authorized Official

5-7-19
Date

Mayor
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix G – Public Comments from Open Comment Period

Comment #1 Received:

To: Michelle Reynolds, Lafayette Housing Authority

Received: via dropbox at Lafayette Housing Authority

From: Ms. Haskins

Would you please consider church awards? Specifically, please reach out to Pastor Armstrong at Word of Life Fellowship Church on Greenbush.

Comment #2 Received:

-----Original Message-----

From: Alan Welch <welchah@gmail.com>
Sent: Thursday, April 4, 2019 12:02 PM
To: Seth Wells <SWells@lha.lafayette.in.gov>
Subject: Lincoln Neighborhood Sidewalks

Seth,

Thanks for taking the time last night to come to our Lincoln Neighborhood meeting. I think we are all excited to see that our neighborhood efforts are registering with some of the folks at City Hall, and you, John, and Perry help reinforce that.

I mentioned that we have an on-going concern about the condition of our sidewalks in the neighborhood. Several of us walked through and did a survey of sidewalk conditions last November and forwarded that information to Adam Murphy, who connected us with Jeromy Grenard. Several of us met with Jeromy and talked about the concerns from both sides, and we understand the difficulty in finding funding to meet these kinds of infrastructure needs across the city.

Joyce and I have been working on our local sidewalk issues for a long time. About 20 years ago in another iteration of the Neighborhood association, we did a similar survey, and though the sidewalk in front of our house came up as one that should be replaced at that time, we deferred to some of the more heavily traveled streets, like Hartford. Our house is on a corner, so the Hartford side was replaced at that time, but the 10th street side has continued to deteriorate, as you can imagine. I've talked with several people from Community Development about the issue through the years, but cost-sharing funding has always gone elsewhere.

We've taken a lot of pride in our property, and have taken some steps to reduce the erosion that comes from our house having been built elevated from the street. Our efforts have been modest, thinking that we might get some cost-sharing for new sidewalks from the city at some point.

The complication in our area is that we are a part of the Park Mary Historic District. Our own 1907 house isn't contributing much to that district from an architecture standpoint, but we do have limestone curbs in front of our house and along several blocks around us. The limestone curbs needing to be replaced has seemed to be a sticking point when sidewalks/curbs get brought up. Whether they can be removed appears to be a murky question because of the historical district. We don't personally have an issue with them being replaced with concrete. We would be glad to reuse the existing curbs in landscaping on our side of the sidewalk so that the concept of the limestone could be continued in the neighborhood. We periodically scrape a good bit of eroded soil out of the street to try and help appearances and to keep it from washing down the sewers.

While replacing the sidewalks is a priority, we have an immediate concern in front of our house and in many other places from our neighborhood survey. Several sidewalk sections have heaved up, causing a trip hazard. I know that in West Lafayette, equipment is brought in to shave off that heaved concrete, reducing the tripping problems. If something similar could be used in Lafayette, it could delay some of the biggest issues.

We have observed more and more people walking in the streets rather than using the sidewalks in front of our house. Thankfully, I am not aware of any accidents that have resulted from that, and I'm hopeful that none will. Improving the quality of the sidewalks, either with replacing or shaving, couldn't do anything but help with safety. I also think it will help our goal of improving the reputation of our neighborhood, and would encourage more long-term rentals which we believe would lead to more home-owner occupied properties.

If I can help move this process along in any way, please let me know.

Thanks again for taking an interest in our community and for the work you are doing on our behalf! Alan

--

Alan H. Welch
1021 N 10th St Lafayette, IN 47904 765 742 4718 welchah@gmail.com